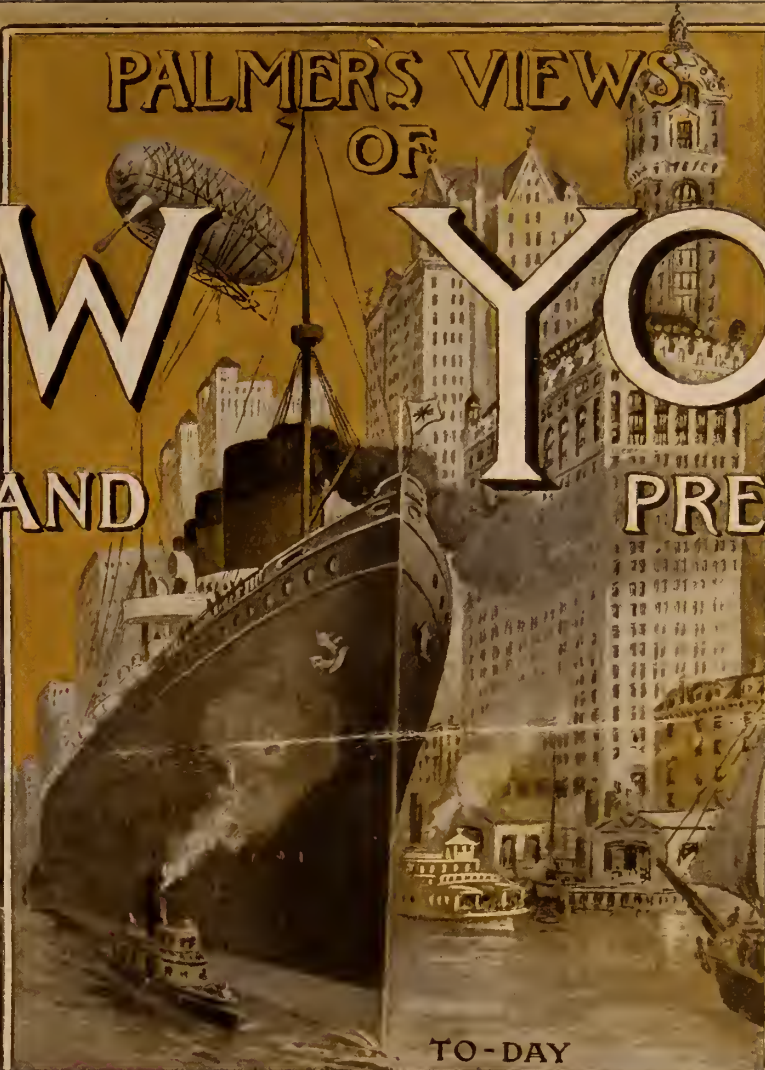


PALMER'S VIEWS
OF
NEW YORK
PAST AND PRESENT



COMPLIMENTS OF
RULAND & WHITING CO.
5 BEEKMAN ST., NEW YORK

Ex Libris

SEYMOUR DURST

t' Fort nieuw Amsterdam op de Manhatans



FORT NEW AMSTERDAM



(NEW YORK), 1651

When you leave, please leave this book
Because it has been said
"Ever'thing comes t' him who waits
Except a loaned book."

112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

014 5658

FC1:3

1909c



LANDING OF HENDRIK HUDSON, the intrepid navigator, from the "Half Moon," on the beach of Coney Island, September 6, 1609, under the orange, white and blue flag of the Dutch. In upper right-hand corner is shown the village of Manahatas, occupied by the Manahatas tribe of Indians, as it appeared on Hudson's arrival.



NEW YORK in 1650, under the Dutch Government (when Peter Stuyvesant was Governor), showing the beginning of America's greatest metropolis; the fort, the church, the windmill, flag which was hoisted when vessels arrived in port, the prison, the General's house, the place of execution, the pillory, the Company's warehouse, the town tavern.



VIEW OF FORT AMSTERDAM on the Manhattan. (Original in Holland.) Erected 1623, finished 1635 by Governor Van Twiller. Peter Minuit bought the Island, about 22,000 acres, for \$24, a few baubles, beads and some rum.



VIEW OF BATTERY PARK as it appeared in the more recent past, yet a marked contrast with the present-day view as seen on opposite page, showing the Whitehall Building, etc.



Jersey Shore. Battery Park. Pennsylvania Freight Depots.

Battery Place.

Washington Street.

WHITEHALL BUILDING, Battery Place, West to Washington Street, overlooking Hudson River and Battery Park, twenty stories, 254 feet high; one of the most conspicuous office buildings in the city as seen from the harbor, commanding view of New York Bay, New Jersey and South Brooklyn. General offices of the Otis Elevator Co., incorporated November, 1898, with branch offices in all principal cities. Otis elevators are successfully used in the tallest structures of the largest cities in the world. Eiffel Tower, 1,000 feet high, Metropolitan Life Tower, Singer Building, Hudson Terminal Buildings, etc., etc.



THE OLD FORT, built by Peter Minuit, 1626, was on site of present Custom House. (A.) White house built on Strand by Governor Stuyvesant; (B.) House built by Jacob Leisler; first brick house on Manhattan. (C.) The "Strand," now Whitehall Street; (D.) Pearl Street; (E.) Rampart, now State Street; (G.) Mouth of Broad St. Creek. Rear of church looking out on Bowling Green.



NEW AMSTERDAM, a small city on Manhattan Island, New Holland, North America, now called New York, a part of the English Colonies. Dock-front called the "Hoopt" (the first on Manhattan) was the pioneer of our present thirty-five miles of wharves.

(From an old engraving about 1667.)



VIEW OF NEW YORK from the north, 1679 (From an old print). First actual view of New York from the North River. Original drawing in possession of Long Island Historical Society. (1) Broadway; (2) Maiden Lane; house and lot on corner belonged to John Haberding, was sold in 1722 for \$600. Upon above rural acres are now centered commercial and financial interests of New York. At point indicated by cross now stands the Singer Building, 612 feet above the curb.



West St. Bldg.

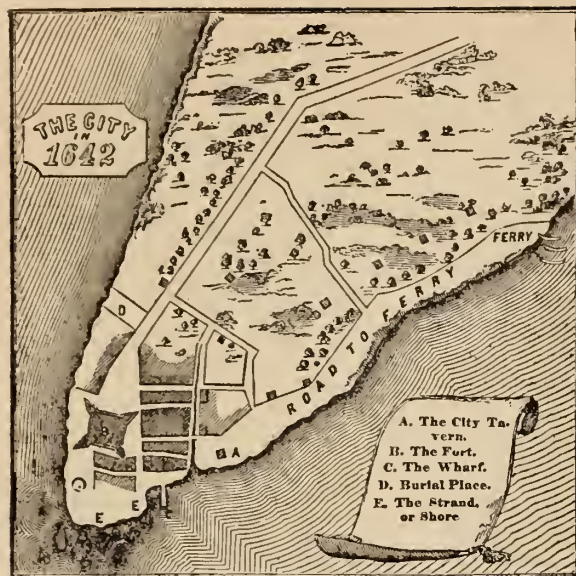
Lusitania

North River Jersey Shore

West St.

Ferry Boats

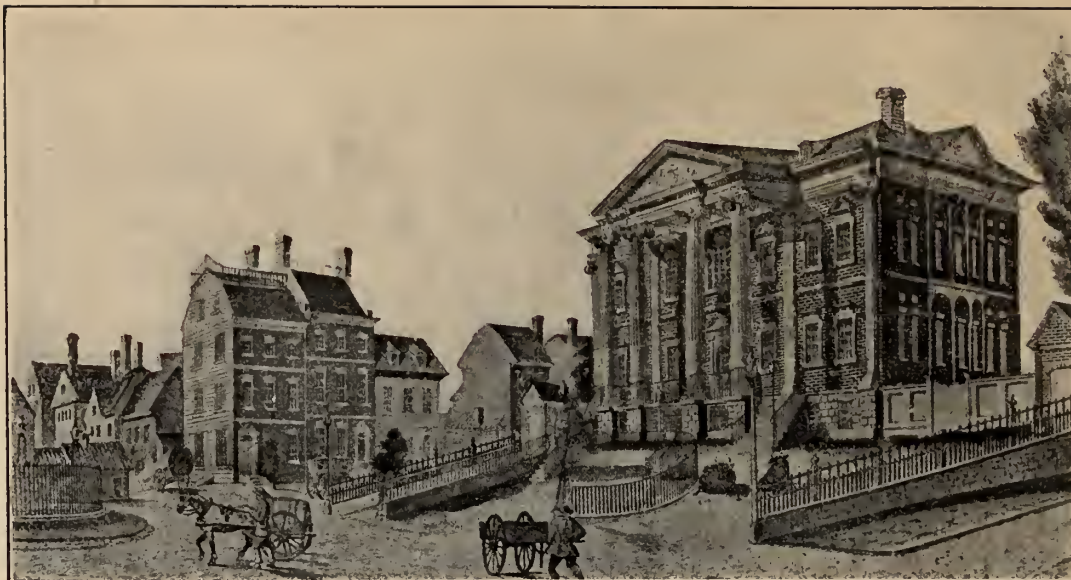
A GENERAL VIEW of the river front, showing recent important developments, the Jersey shore, the swift trans-Atlantic liner "Lusitania" of the Cunard Line, outward bound, also ferries and ferryboats, a fine view of the docks, West Street, the West Street Building, etc., etc.



The upper cross-road on map is the present Maiden Lane, then called "T'Maagde Paatje."



BOWLING GREEN (The Common), foot of Broadway, looking north, 1825. Treaty ground of the Indians, scene of great festivities. Corner house, Kennedy House, built 1760. Washington resided here.



GOVERNMENT HOUSE, "Whitehall," erected 1786 on site of old fort facing Bowling Green, where the superb Custom House Building now stands. Originally designed for residence of President Washington. Later was residence of New York Governors.



OLD BUILDING, northwest corner Broadway and Morris Street; latter at one time fashionable center of the city; site of present Columbia Building. (See opposite page.)



Kimball & Thompson, Archts.

STANDARD OIL BUILDING, 26 Broadway, 114x208 feet, seventeen stories, 263 feet high, overlooking Bowling Green Park and Custom House.



Morris St.

Cruikshank Company, Renting Agent

Broadway

COLUMBIA BUILDING, 29 Broadway, corner of Morris Street, pioneer skyscraper, built in 1890, was the first 13-story steel skeleton office building erected; long conspicuous as a landmark, overlooking the harbor; 3 stories enlarged and 3 stories added in 1909. Spencer Aldrich, owner.



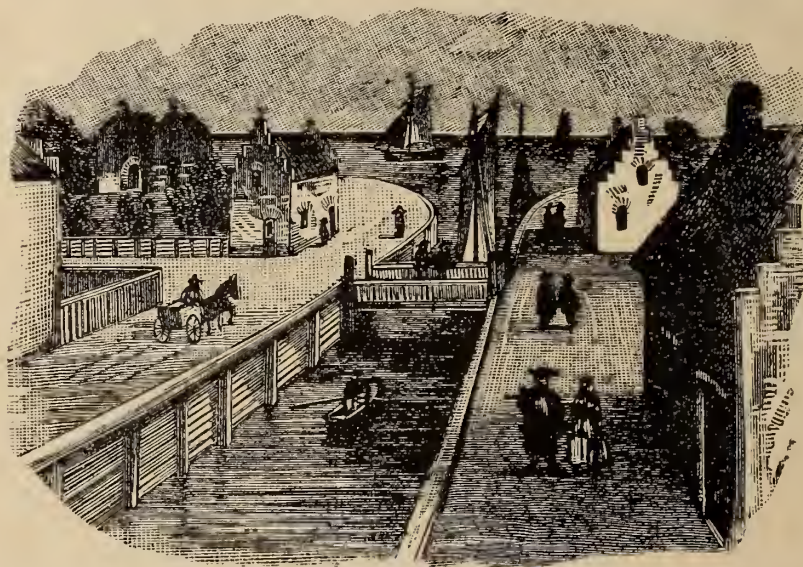
BROADWAY corner Rector Street, showing first of great brownstone warehouses. This store covered 50 feet on Broadway and 220 feet on Rector St.; site of old Grace Church and present Empire Bldg.



BROAD STREET, corner of Exchange Place, in 1690. Old Dutch dwellings are an interesting example of early Dutch architecture and the first improvement of the "Old Sheep Pasture." Mills Building now occupies site. See opposite page.



VIEW OF BROADWAY, looking north and showing Old Grace Church, founded 1805, at S.W. cor. Broadway and Rector St.; showing residential section of what is now one of New York's busiest sections. Site now occupied by Empire Bldg. (See opp. page.)



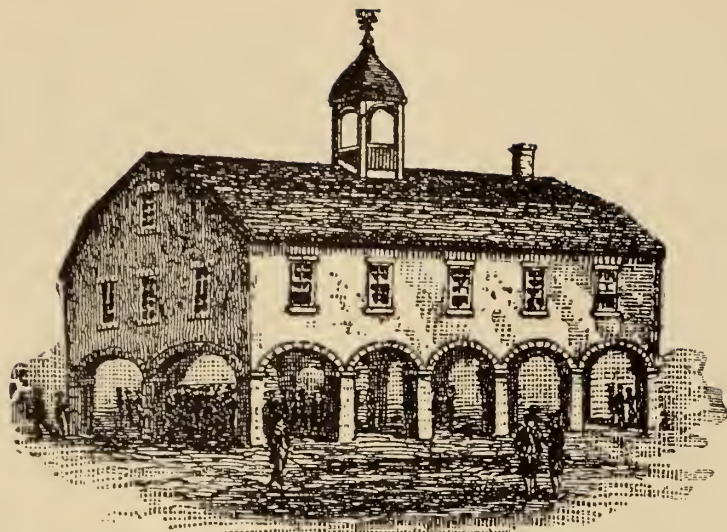
THE "GRACHT," or Broad Street Creek, 1659. The principal street at this period, the pride of the burghers. Through the center ran a natural canal walled with boards. Known as Broad Street Canal, now Broad Street. Filled in 1676.



Broadway Marc Eidlitz & Son, Bldrs. Rector St. Trinity Churchyard
EMPIRE BUILDING, 71 Broadway, cor. Rector St., through to Trinity Pl., 20 stories,
 293 ft. high, with arcade to "I" station; Kimball & Thompson. Architects; owned
 by Orlando B. Potter Estate. Frederick Potter and Clarence H. Kelsey, Trustees.



J. P. Morgan & Co. Broad Street Mills Bldg. Exchange Pl.
MILLS BUILDING, Broad St. and Exchange Pl., with extension to Wall St.;
 largest office building erected before time of steel-frame construction; cost
 \$3,000,000; assessed at \$4,100,000. Darius O. Mills, Owner.



ROYAL EXCHANGE, at bridge crossing Broad Street, built 1752; home of first merchants' organization (Produce Exchange). Meeting and coffee rooms on second floor. Destroyed 1827.



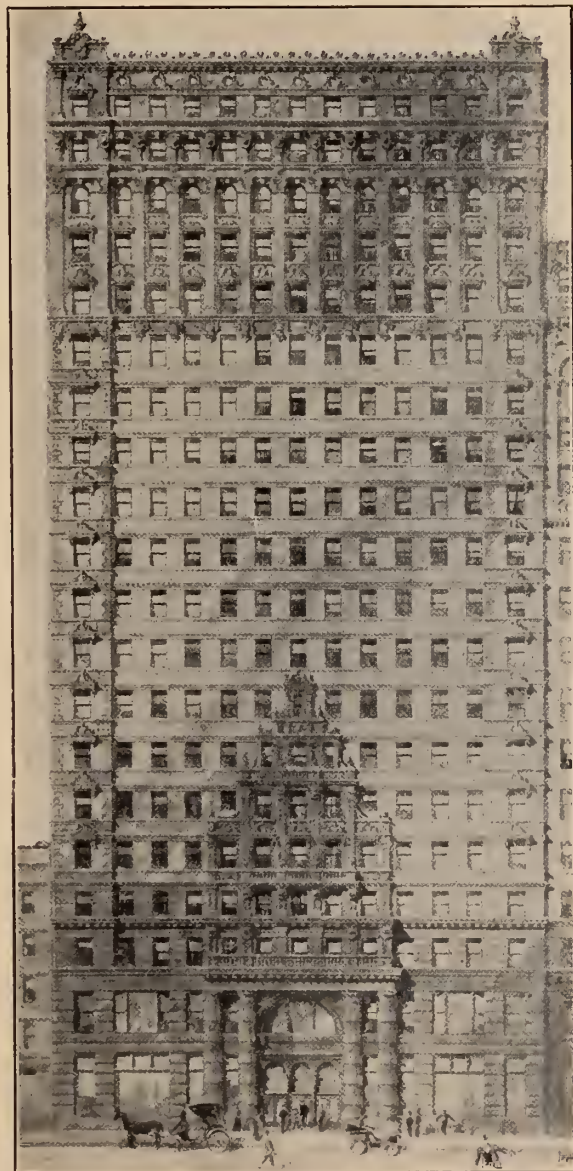
LISPENARD MEADOWS and "COLLECT" (FRESH WATER) POND, 60 feet deep; view from N.E. cor. of present Broadway and Spring Street, 1785. Filled in 1809; supposed to be bottomless. Site of present municipal buildings.



TONTINE COFFEE HOUSE, northwest corner Wall and Water Streets. Built 1794 by Merchants' Assoc. A great mercantile and political resort.



LOWER PART OF BROADWAY (West Side) looking north, showing Trinity Church, in the days when stage-coaches were yet in vogue. Sites of Hamburg-American, Empire Building, United States Realty Building, etc., etc.



FORTY-TWO BROADWAY BUILDING. Main offices of Empire Trust Co. Capital and surplus, \$2,000,000. Extends through to New St.; 21 stories; 270 ft. high; 7 acres of office room; 3,000 people an hour enter building. McVickar Gaillard Realty Co., agents.



Cruikshank Company, Renting Agent
HAMBURG-AMERICAN BUILDING, 41-45 Broadway; on site of first hut erected by white man on Manhattan Island in 1613; offices of great steamship company, which has service to all parts of the globe; 390 vessels with total tonnage of nearly one million tons; piers in



WALL STREET, south side, in 1866, looking west from William Street. Present site of Atlantic Mutual Insurance Co.'s building, and other notable structures.



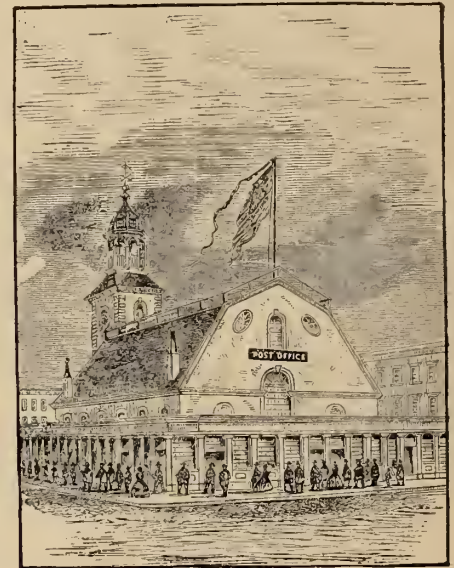
FIRST POST-OFFICE, 1804-1825, was at 29 William Street. Business transacted in room 12 ft. by 15 ft. Present site occupied by Lords Court Building.



SECOND POST-OFFICE, 1825-1844, Garden Street (Exchange Place), east of Broad Street. Building formerly a school house. Eight clerks employed here.



MERCHANTS' EXCHANGE, Wall Street, corner William Street, erected 1827, destroyed by fire December 16, 1835. Later was site of old Custom House and on site to-day stands the magnificent National City Bank building.



THIRD POST-OFFICE (view in 1868), Cedar Nassau and Liberty Sts. Originally Middle Dutch Church. Site occupied by Mutual Life Insurance Co.'s building.



William St. Atlantic Bldg., Clinton & Russell, Archts. Wall St.
 ATLANTIC MUTUAL INSURANCE COMPANY, Wall and William Streets;
 nineteen stories, 242 feet high; founded 1842; has insured vessels and
 cargoes to value of \$25,000,000.00, paying \$135,000.000 losses; assets,
 \$15,000.000. Anton A. Raven, President.



HANOVER FIRE INSURANCE CO. BUILDING, 34-36 Pine St.; founded 1852;
 ten-story granite building erected 1893; enlarged 1903; capital, \$1,000,000;
 assets, \$4,593,000; annual premiums, \$2,500,000; risks written,
 \$285,070,000; surplus, \$1,200,000. R. Emory Warfield, President.



WALL STREET ON SUSPENSION DAY, OCTOBER 14, 1857. A memorable day in financial history. (From original in possession of American Exchange National Bank, see opposite page.)



ATLANTIC GARDEN HOUSE, 9-11 Broadway, 1836; originally two historic homes (property of the Van Cortlandts). The traitor Arnold lodged here. Present site occupied by the magnificent Bowling Green Building.



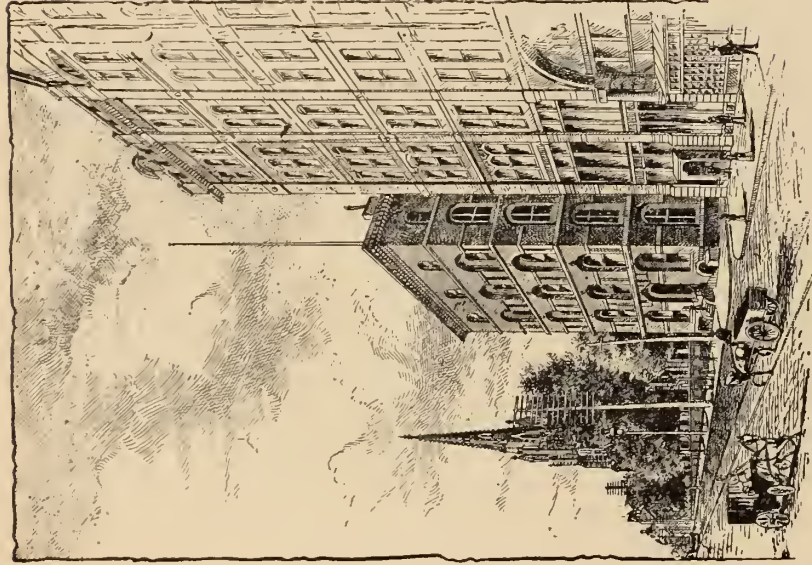
EVENING POST BUILDING, Nassau St., northwest cor. Liberty St.; stood from 1853-1875; was site of the present Liberty-Nassau Building, 31 stories; (See opposite page.)



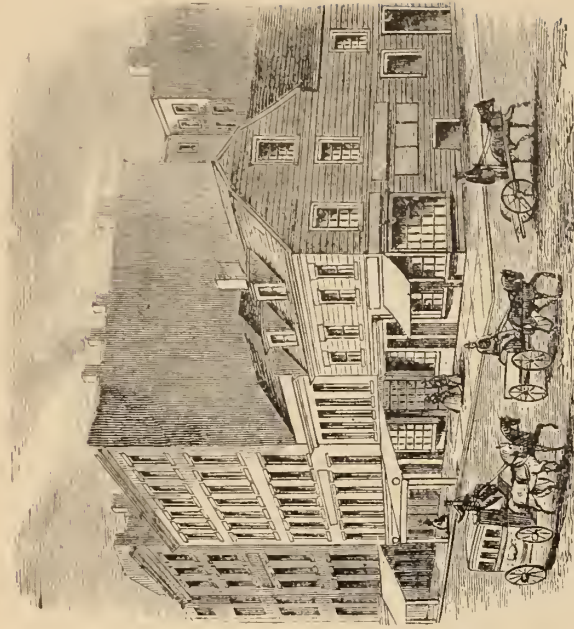
Broadway Clinton & Russell, Archts.; Marc Eidlitz & Son, Bldrs. Cedar St.
 AMERICAN EXCHANGE NATIONAL BANK, Broadway and Cedar Street;
 founded 1838; sixteen-story bank and office building erected 1901.



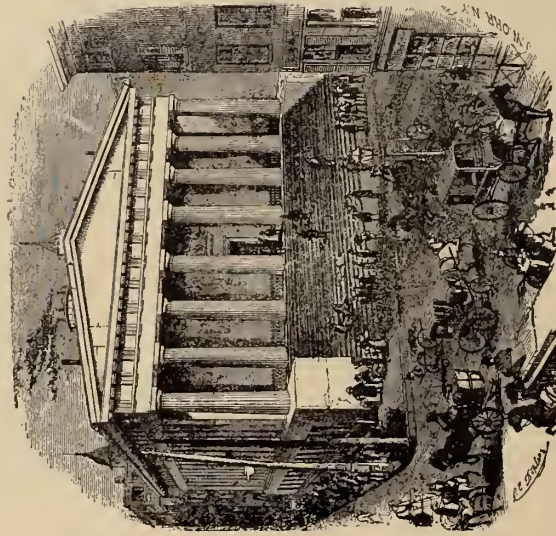
LIBERTY-NASSAU BUILDING, Liberty and Nassau Streets, \$3,000,000
 31-story structure on \$1,250,000 plot of 5,000 sq. ft.; 21 caissons sunk 90
 feet to bed rock; gray granite and white glazed terra-cotta, copper
 roof; Greenwood & Co., Mgrs.—being built by C. L. Gray Constr.
 Co., General Contractors.



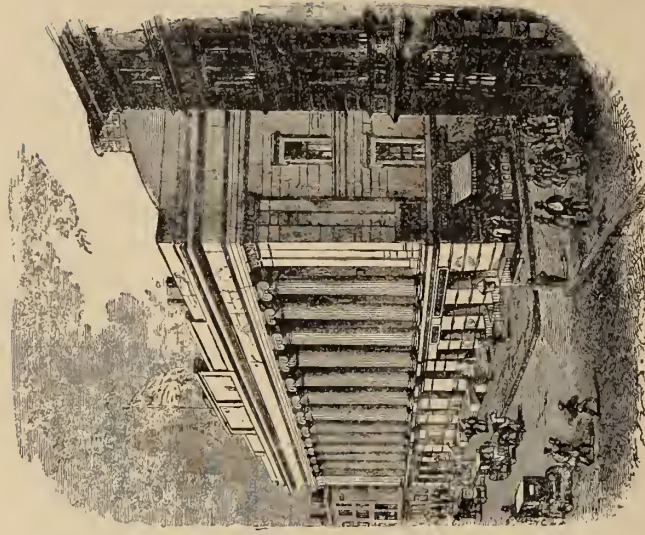
BROADWAY, west side, looking south from Liberty Street. Shows old Boreel Building on historic site of City Hotel, Trinity Church, etc.



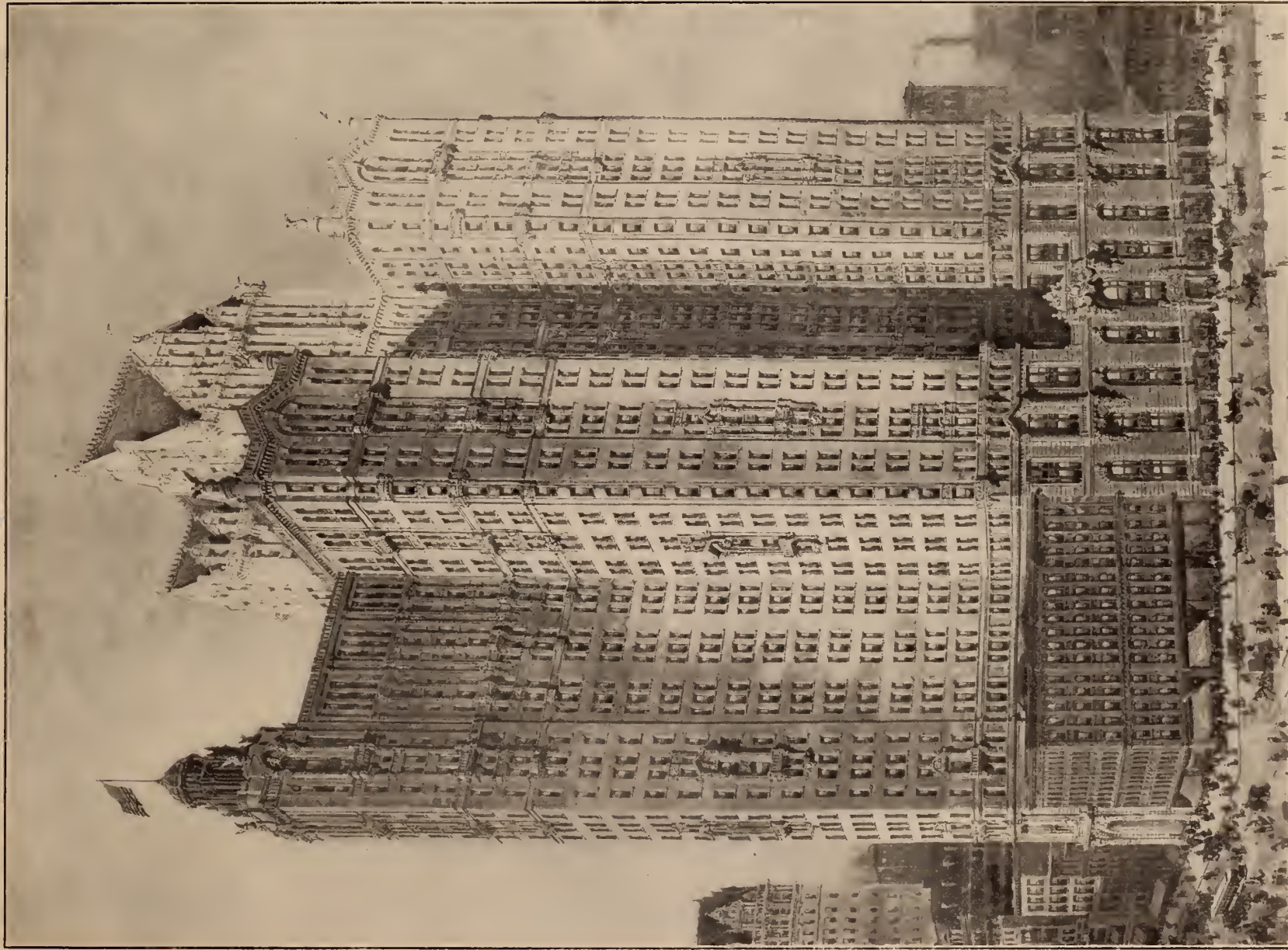
BROADWAY, southwest corner of Cortlandt Street, in 1846. A striking contrast with the great City Investing Co.'s building now occupying site. (See opposite page.)



SUB-TREASURY BUILDING (formerly Custom House, 1850), Wall, Nassau and Pine Streets. On this site stood Federal Hall, Washington inaugurated here. Modeled after Parthenon at Athens.



MERCHANTS' EXCHANGE BUILDING, southeast corner Wall and William Streets. Later Custom House. Remodeled 1908 for home of National City Bank.



Broadway

Facade City Investing Bldg., Francis H. Kimball, Archt.

CITY INVESTING BUILDING, Broadway and Cortlandt Street to Church Street; biggest office building in world; 600,000 square feet of floor space; thirty-four stories; 486 feet high; arcade 35x315 feet, from Broadway to Sixth Avenue "I," in Church Street, used daily by 20,000 people; 35,000 carried in the building's twenty-one elevators; all the offices light, with no inner courts; assessed at \$6,350,000. Owned by City Investing

Cortlandt St.

Church St.

Co., Robert E. Dowling, President.



BROADWAY, northwest corner of Cortlandt Street, looking north, showing the departure for the war of New York's famous crack regiment, "The Seventh," April 19, 1861.



BROADWAY (West side south from Liberty St.), showing City Hotel (bet. 115 and 123 B'way), was Burn's Coffee House, 1763-70, where non-importation agreement was signed Oct. 31, 1765. Site occupied by Liberty Nat. Bk. Bdy. (see op. p.)



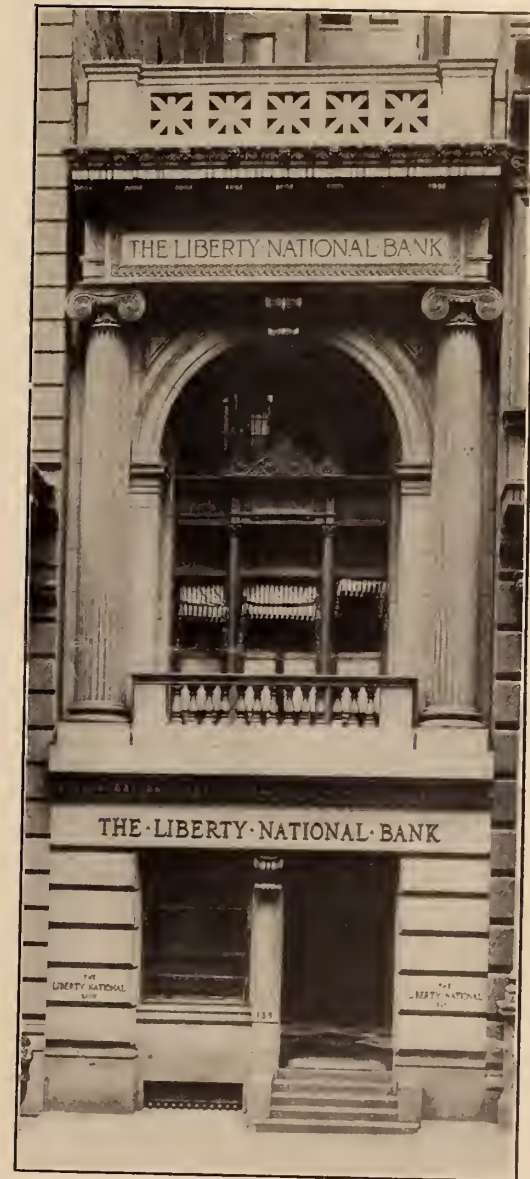
FRAUNCE'S TAVERN, southeast cor. Broad and Pearl Streets. Built 1727. On the second floor of building General Washington took affecting leave of his army officers. A famous hostelry; still standing. Here New York Chamber of Commerce had its origin.



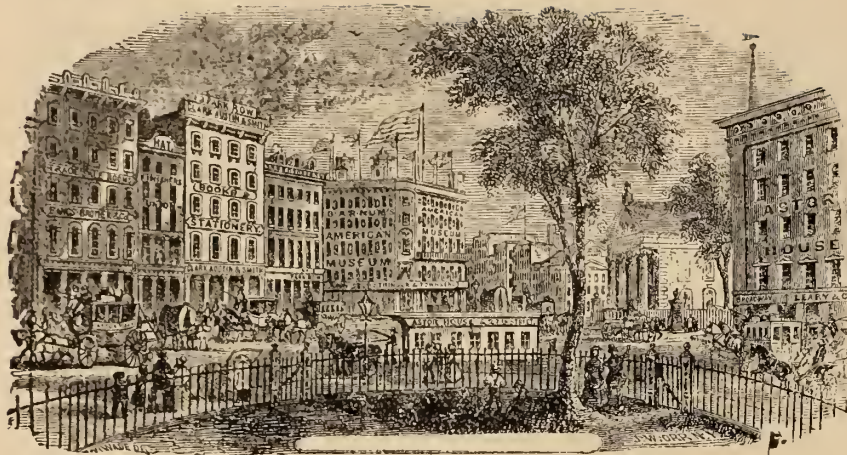
TRINITY BUILDING, 111 Broadway; in the recent past this building was one of the largest and most conspicuous office buildings in the city. The present magnificent building, now on this site, is one of the show features of the city.



Liberty Street Bourne Annex Ernest Flagg, Archt.
 SINGER BUILDING, Broadway and Liberty St.; first great tower occupied by
 offices; 65 ft. square, 47 stories, 512 ft. high; visible far out at sea when
 illuminated at night; foundations 92 ft. deep; weight, 18,365 tons;
 braced to withstand wind-pressure of 330 tons; assessed at
 \$6,300,000. Built by the Singer Manf. Co., Elizabethport, N.J.



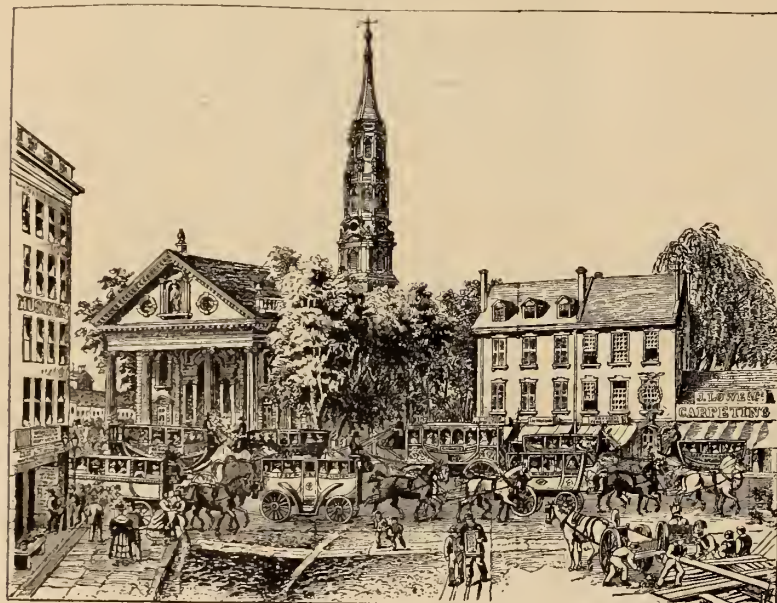
LIBERTY NATIONAL BANK, 139 Broadway; founded 1891; carved marble
 building erected 1903; capital, \$1,000,000; surplus and profits, \$2,500,000;
 deposits, \$20,000,000; resources, \$24,000,000; loans and discounts
 average \$14,000,000. Frederick B. Schenck, President.



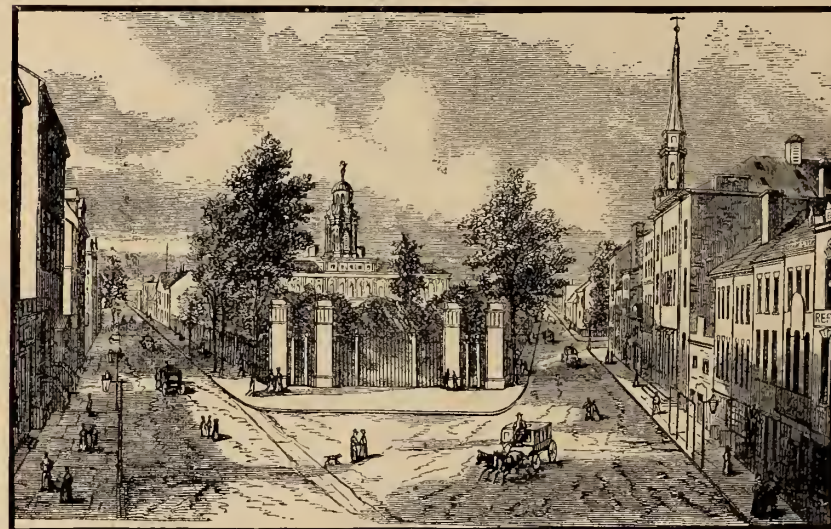
BROADWAY, PARK ROW, VESEY AND ANN STREETS (view from Park); sites of present Post-Office, Park Row, St. Paul Bldg., National Park Bank, Mail and Express, St. Paul's Church, Astor House and other notable structures.



BRICK MEETING HOUSE, Park Row, bet. Beekman and Spruce Sts. Built 1767. (Beekman St. opened 1749). Embraced 8 city lots. English Presbyterian Church moved here from Wall St. Demolished 1856; present Post-Office on site.



ST. PAUL'S CHAPEL, Broadway, Vesey, Fulton and Church Streets. Built 1776 by Trinity Corporation, oldest church edifice in the city. President Washington and Governor Clinton worshipped here.



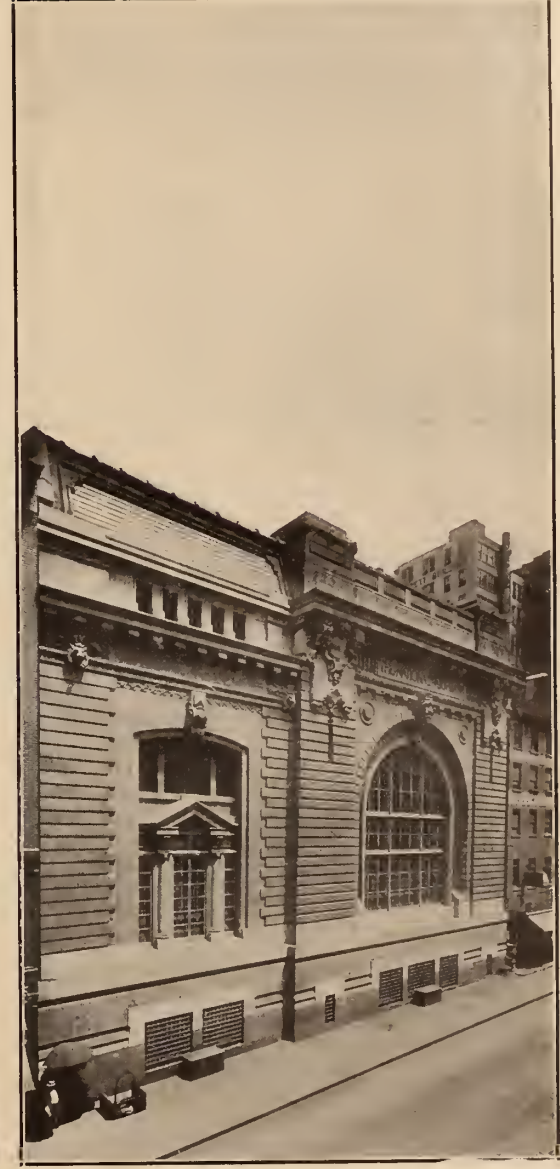
CITY HALL AND PARK IN 1825. View shows Park Row to the right, site of present Post Office Building and Broadway to the left.



Ann St. Wing



Broadway Entrance



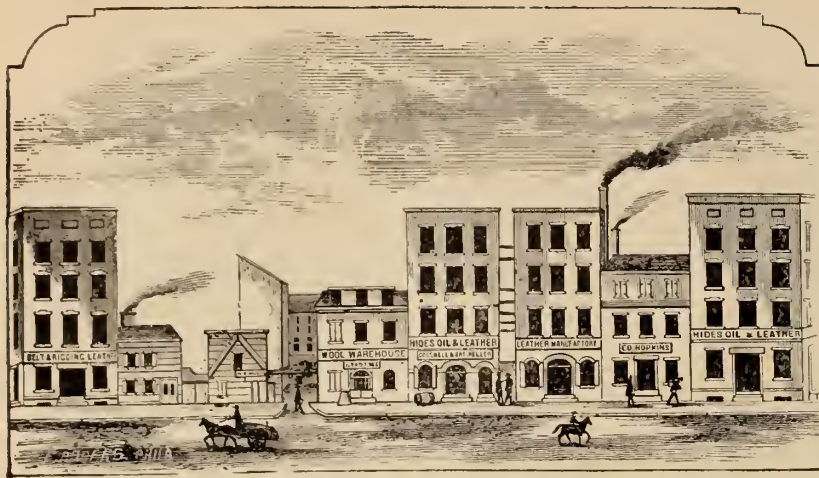
Fulton St. Wing

Donn Barber, Archt.

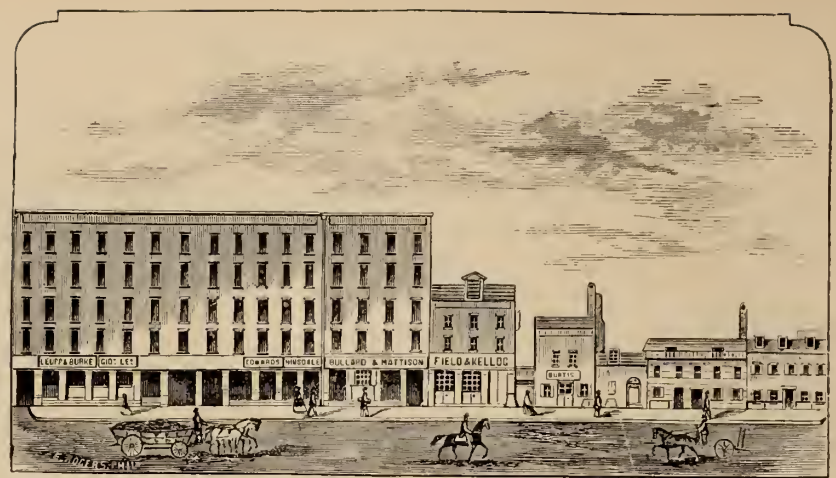
NATIONAL PARK BANK, Broadway, opposite St. Paul's Chapel, with wings to Fulton and Ann Streets; founded, 1856, on site of Temple Court, Beekman Street and Theater Alley; building erected on present site 1866; granite facade of great solidity built 1903-6 and interior reconstructed and artistically decorated.

Capital, \$3,000,000; surplus, \$9,600,000; deposits, \$120,000,000; resources \$150,000,000; vaults usually hold \$20,000,000 in cash; extensive safe deposit vaults.

Building assessed at \$2,200,000; occupied exclusively by bank. Richard Delafield, President.



VIEW OF FERRY STREET, North Side, 1840. Looking down from Gold Street. Section was formerly devoted to tanneries.



VIEW OF FERRY STREET, South Side, 1840. Looking up from Cliff Street. Section was formerly the northernmost part of the city.



VIEW OF FERRY STREET, North Side, 1840. Looking down from Gold Street. a part of the historic "Old Swamp," the upbuilding of which has been, to a great extent, due to the efforts of the Hon. Chas. A. Schieren. (see opp. page.)



CASTLE GARDEN, a fort in 1812; Castle Clinton, 1822. Lafayette greeted here 1824. Jenny Lind sang here 1850. Immigrant station 1855. Aquarium to-day. Chas. A. Schieren entered these portals when a poor boy of 14 years, and to-day is one of the foremost manufacturers in the U.S. (see opp. page.)



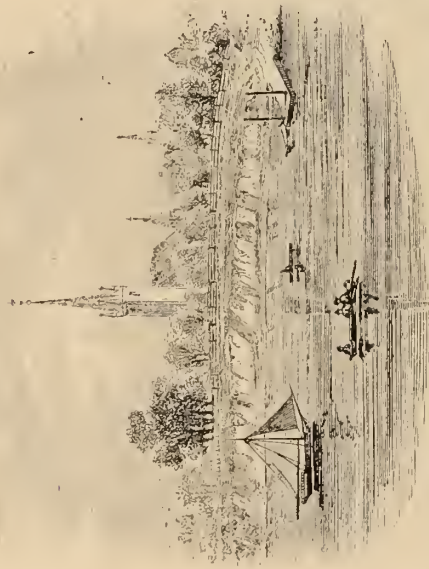
Cliff Street

Chapel Court extension Schieren Building

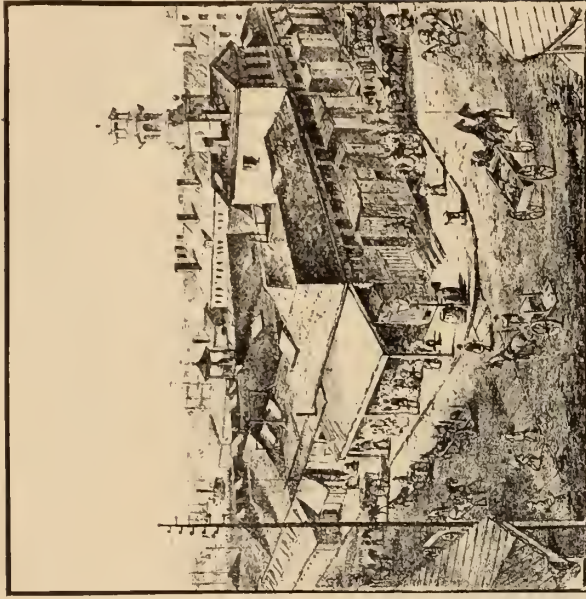
Schieren Building

Ferry Street

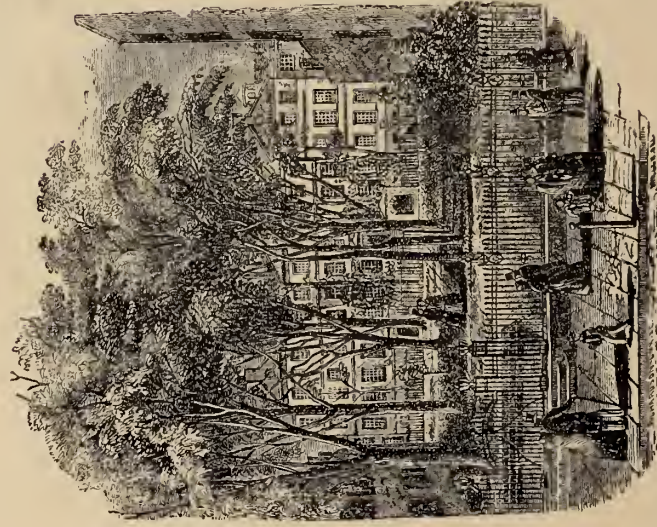
CHARLES A. SCHIEREN COMPANY, Ferry and Cliff Streets; biggest plant of the kind in the world, producing every sort of leather belting used in the transmission of power; founded in 1868 by Charles A. Schieren, still the president of the company and the patentee of many improvements in belting that have given the house a world market; situated in "The Swamp" district, where the early Dutch settlers built their tanneries two centuries ago; original plant replaced by Schieren Building, 1904; Chapel Court extension erected 1907. Capital, \$1,000,000. The old store shown in upper left-hand corner was at 90 Gold Street.



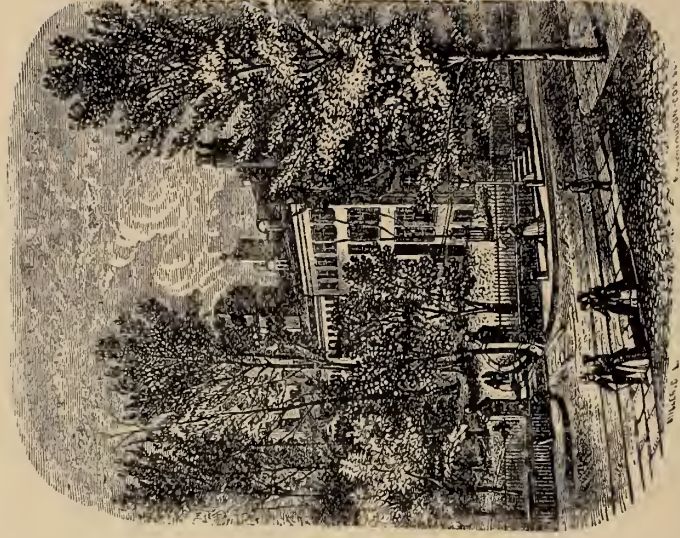
VIEW OF THE NORTH RIVER SHORE in the vicinity of the famous Trinity Church in 1740. The West St. Building now stands on ground in above view.



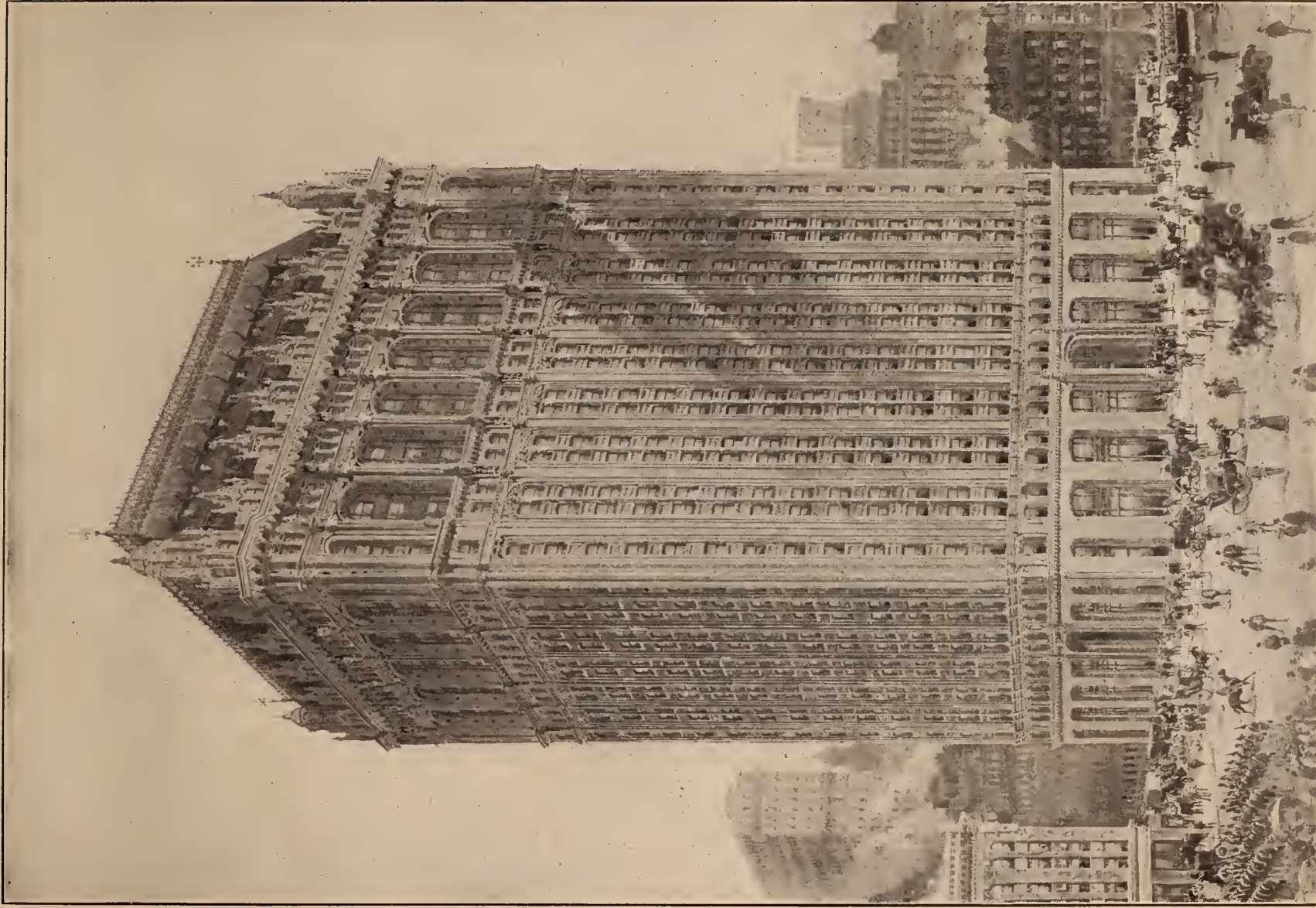
VIEW OF THE FAMOUS WASHINGTON MARKET, which was taken from the southeast corner of Fulton and Washington Streets in 1859.



NEW YORK HOSPITAL, Broadway, between Duane and Anthony (Worth) Streets. Cornerstone laid 1773; site was then far out of town; used as barracks by English during their occupation of city.



COLUMBIA (KINGS) COLLEGE, College Place, Barclay, Church and Murray Streets. Opened 1755. Used as barracks and military hospital during war. Re-organized 1787.

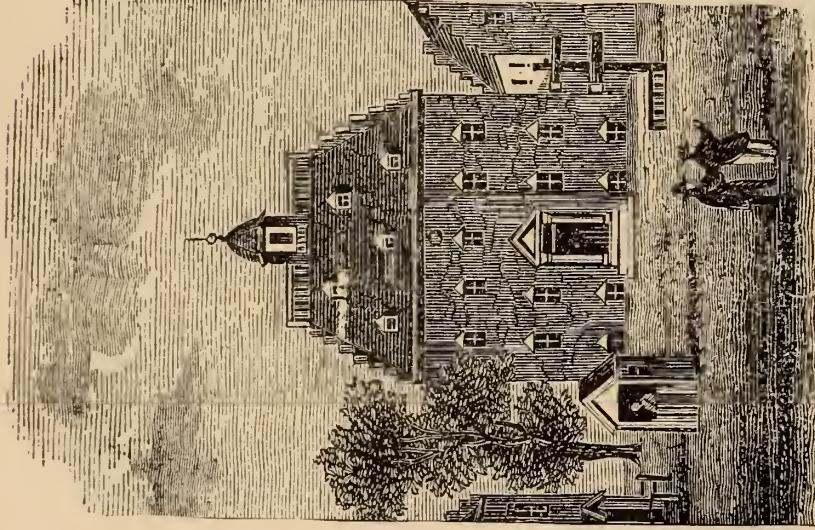


Cass Gilbert, Archt.

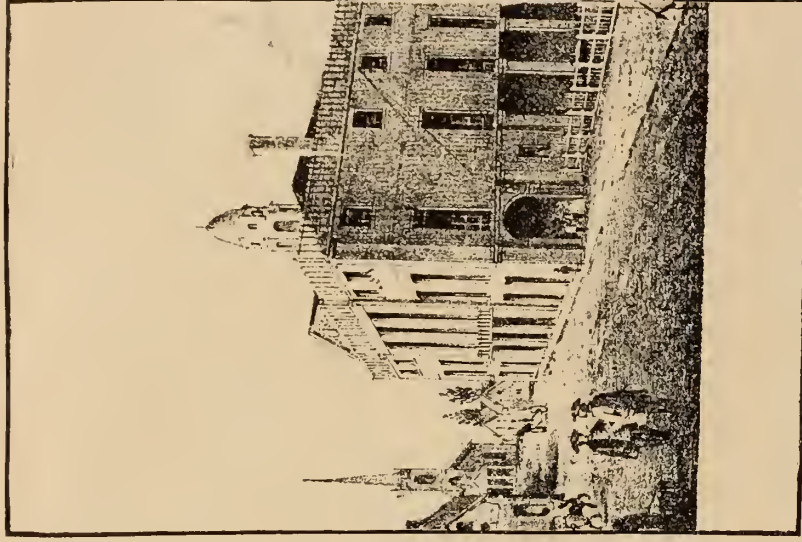
John Peirce Co., Bldr.

THE WEST STREET BUILDING, West Street, Albany to Cedar Streets, overlooking the Hudson River and New York Bay; granite structure, ornamented elaborately with terra cotta; 24 story modern office building; 324 feet high; erected in 1907; first building of its kind in the business development of the Hudson River water front; separated by 250 foot thoroughfare from terminals of Central Railroad of New Jersey and Pennsylvania R.R.; devoted to Railroad Offices; Coal; Engineering; Machinery and Allied Interests, and Corporations requiring absolutely light space. West Street Improvement Company, Owner.

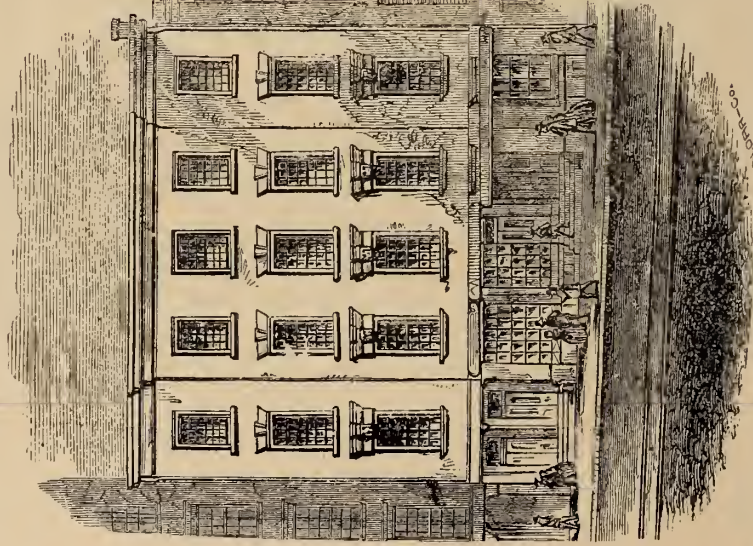
Cruikshank Co., Renting Agents



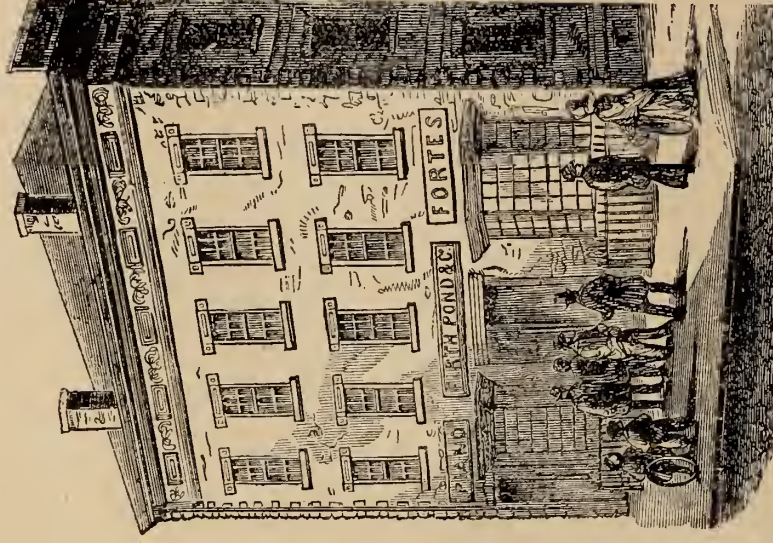
THE "STADTHUYS" (first City Hall), 71 Pearl, near Wall Street. Built 1642. A tavern in Kieft's time, later public school, finally City Hall until 1700.



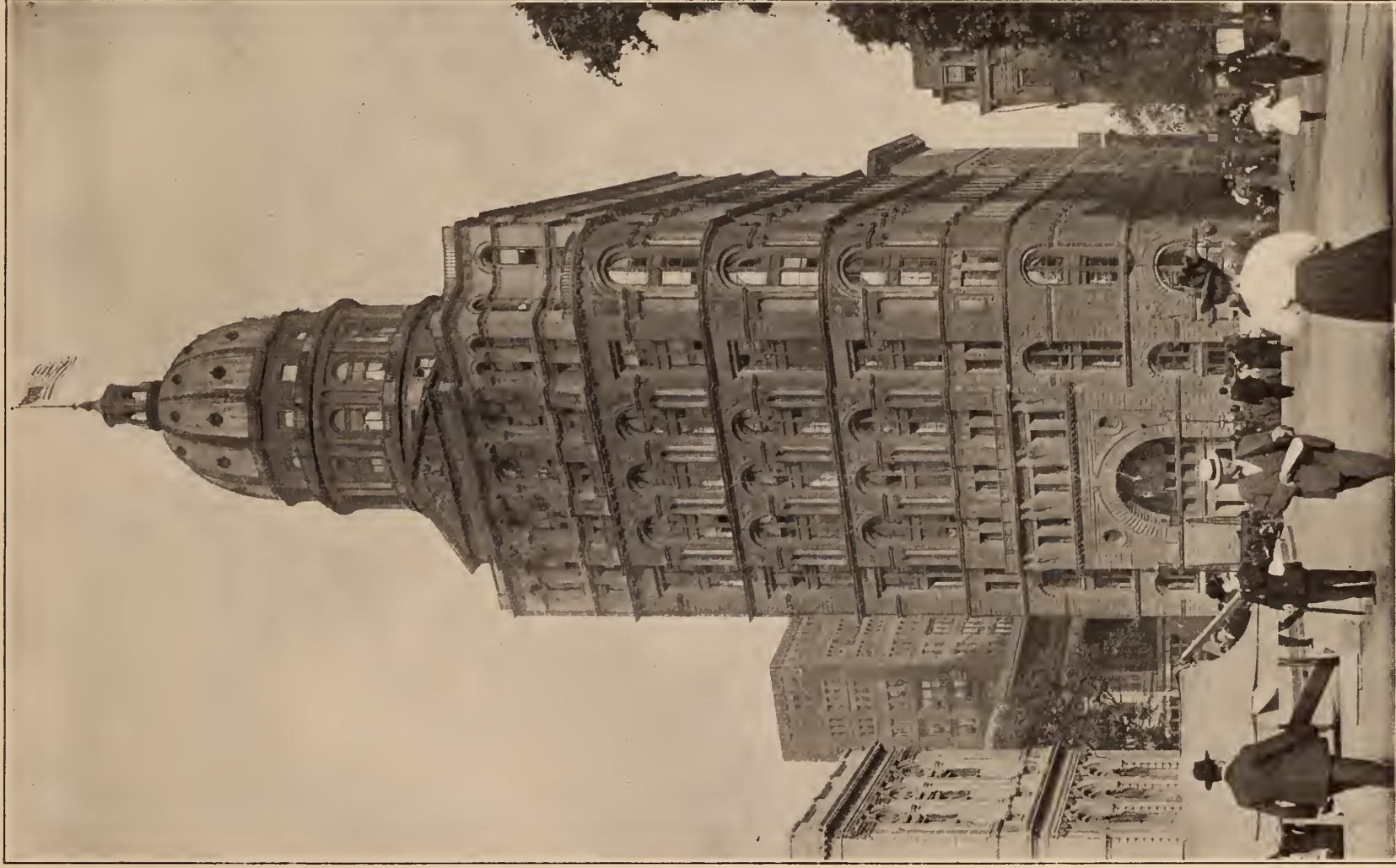
SECOND CITY HALL (later Federal Hall), erected 1700. Washington elected and inaugurated here April 30, 1789. Site of present United States Assay Office.



WALTON HOUSE on Queen Street (about 326 Pearl Street). Long the palace of the city. Home of Wm. Walton. Demolished 1881.



FRANKLIN HOUSE, 184 Pearl Street, 1760, Franklin Square. Residence of Washington when inaugurated. Scene of notable gatherings.

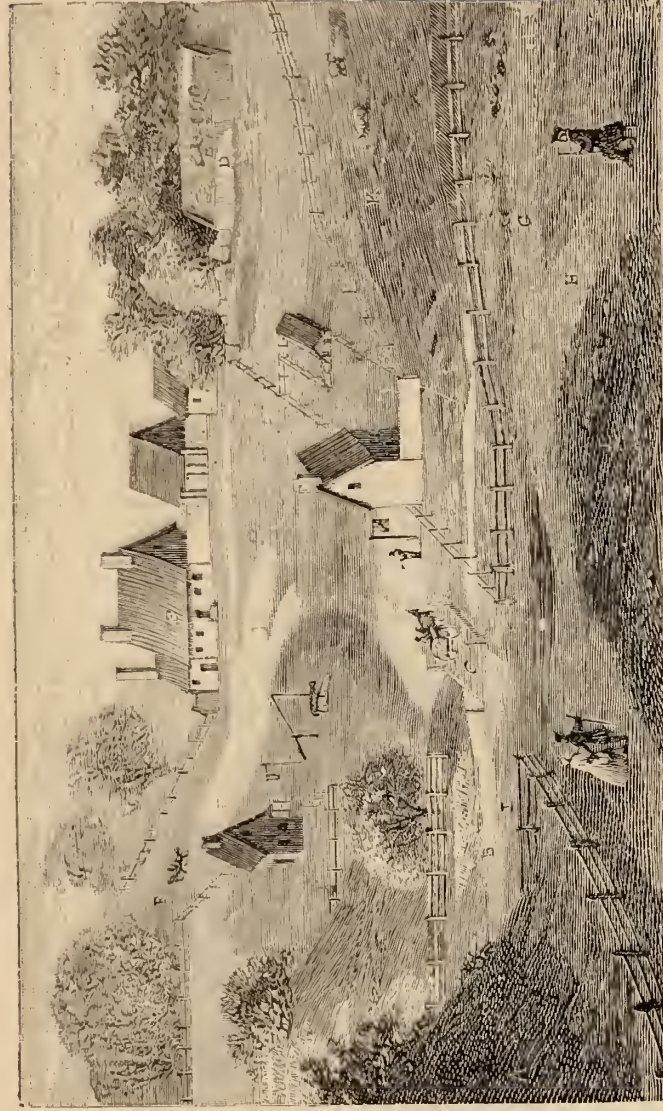


B'lyn Bridge

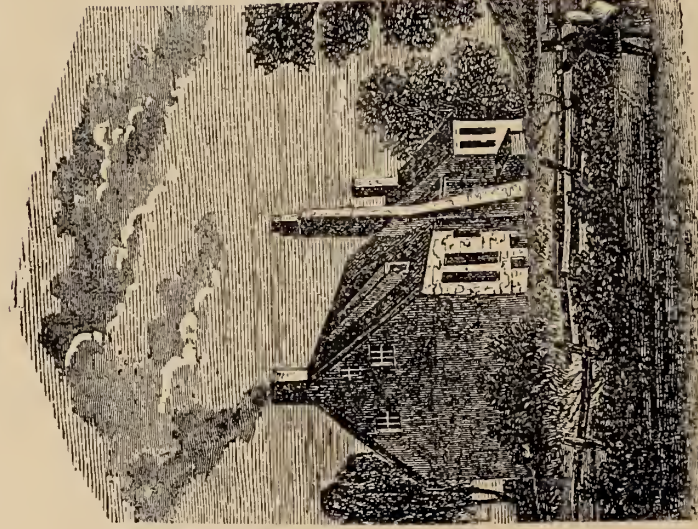
PULITZER BUILDING, "The World," Park Row opposite City Hall Park; first steel-frame skyscraper, erected 1889 by Joseph Pulitzer for "The World," founded 1860 and purchased 1883; 309 feet high; basements to depth of 66 feet; for years tallest structure in city; enlarged 1907; largest and most complete newspaper publishing plant in the world.

Horace Trumbauer, Archt.; D. C. Weeks & Son, Bldrs.

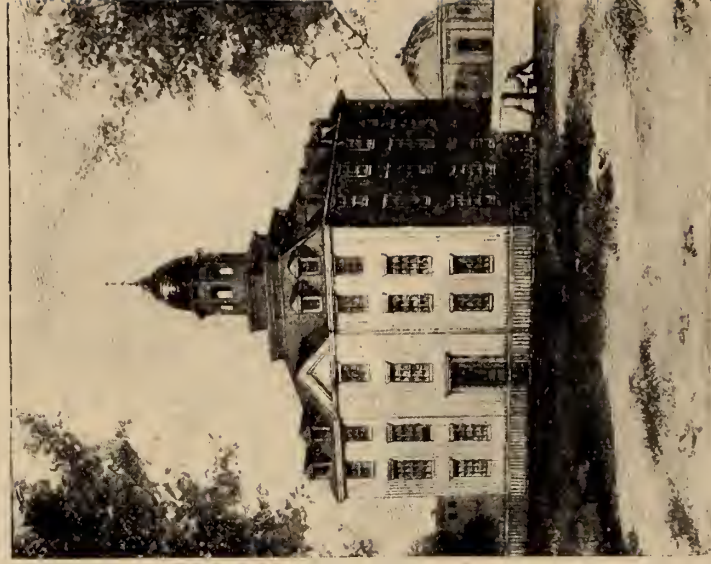
Frankfort St.



ANCIENT VIEW OF THE PRESENT JUNCTION OF PEARL AND CHATHAM STREETS.
 A Catimut's Hill. B The Fresh Water. C The Fresh Water Bridge. D The Jews' Burying Ground. E Rutgers' Farmhouse
 F The Bowery Road G The Road to the Ferry (present Pearl Street). H Road to the City. I Road to Rolick Pond.
 J The City Commons. K Walphert's Meadow



KIPP BAY HOUSE, erected of Holland brick, 1641. Place of banqueting and pleasant resort of distinguished British officers during the Revolution.



HALL OF RECORDS (old), formerly jail. Northeast end of park, erected antecedent to Revolutionary days.

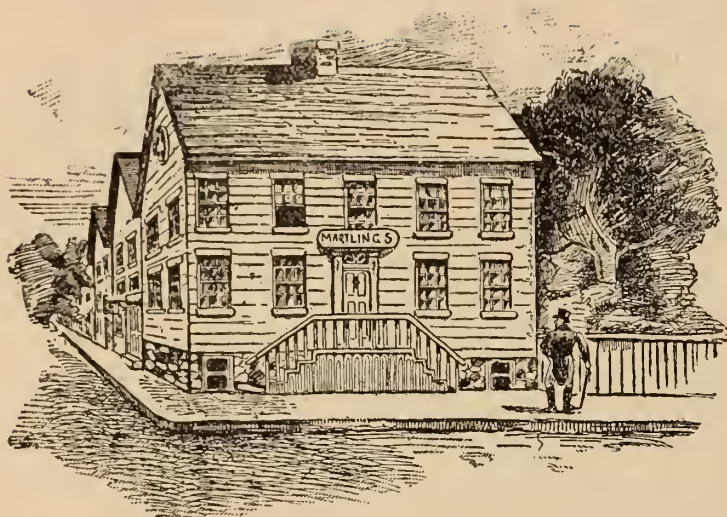


Pearl Street

SCOTT & BOWNE BUILDING, New Chambers and Pearl Streets; twelve-story fireproof building erected in 1892. pioneer in development of Lower East Side as a manufacturing district and in the utilization of steel-frame construction; one of the most complete and largest manufacturing chemists' plants in world; famed in every country for its chief product, Scott's Emulsion of Cod Liver Oil.

Scott & Bowne Building; Marc Eidlitz & Son, Bldrs.

New Chambers Street



TAMMANY HALL (First Home), Nassau Street, corner Spruce Street, 1789. First permanent wigwam.



TAMMANY HALL (Second Home), southwest corner Frankfort and Nassau Streets. Erected 1812. Removed 1867 to 14th Street.



PARK ROW, between Spruce and Frankfort Streets. "Old Newspaper Row," one of the best-known views of the recent past. Present site of the beautiful and massive Tribune Building (see opposite page.)



VIEW OF OLD HUDSON RIVER RAILROAD PASSENGER STATION, southwest corner West Broadway and Chambers Street; was on present site of Irving National Exchange Bank, the leading financial institution of this present great business section of city.



Frankfort St. Park Row City Hall Park Spruce St.
TRIBUNE BUILDING, Nassau and Spruce Streets, facing City Hall Park—
 founded 1841, by Horace Greeley; eleven-story building erected 1873 by
 Whitelaw Reid; nine stories added 1906; 335 feet high; Tribune
 Association; Ogden Mills, President.



WILLIAM ISELIN & CO., 1 Greene Street, corner Canal; old and famous firm
 of dry goods commission merchants, conducting one of the most extensive
 wholesale businesses in America; established reputation for fabrics of
 fine quality. William E. Iselin, head of firm.



A SOUTH PROSPECT OF YE FLOURISHING CITY OF NEW YORK IN 1624.

1. The Fort.	2. The Chapel in the Fort.	3. The Secretary's Office.	Great Dock with a Bridge over it.	5. The Ruins of Whitehall, built by Governor.
13. The English Church.	14. The City Hall.	15. The Exchange.	17. Upper Market.	18. The Station Ship. A Wharf.



LOWER MANHATTAN SKY LINE, as it appears to-day from Jersey City, with its mammoth and costly skyscrapers; Island was purchased from the Indians in 1624.

Central Nat'l Bank Bdg.	Dun. Bdg.	Home Life Ins. Bdg.	City Hall	World Bdg.	N.Y. Post Office.	Park Row Bdg.	Hudson Terminal	City Investing	West St. Bdg.
Vincent Bdg.	Broadway Chambers.	Postal Telegraph Bdg.	"The Tribune"	Am. Tract Society Bdg.	St. Paul Bdg.			Singer Bdg.	



THE PROVINCE OF NEW YORK, NORTH AMERICA, IN 1746.

From Lithograph by G. Hayward.

1. Duncan. 6. Part of Nutten Island. 8. The Lower Market. 9. The Crane. 10. The Great Flesh Market. 12. The Dutch Church.
21. Wharf for building ships. Original 6 feet 6 inches in length and 28 inches wide presented to the New York Society Library 1848 by Mrs. Maria Peebles of Lansingburg, N.Y.

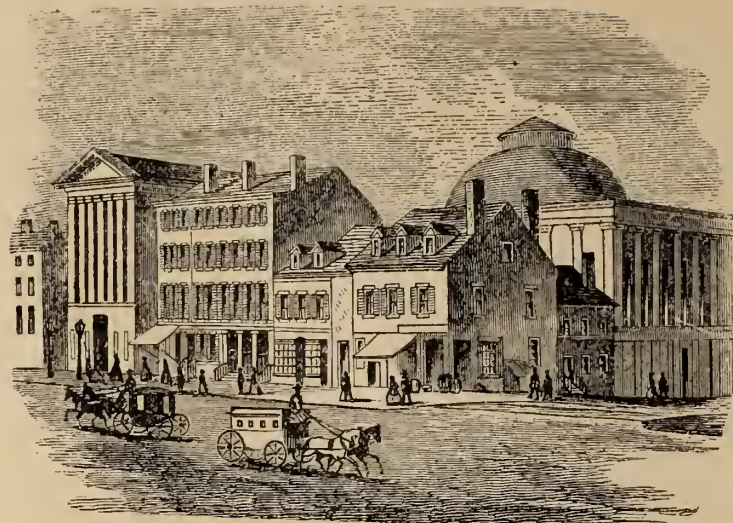


Am. Ex. Nat. Bk. Bdg. Am. Surety Bdg. U.S. Express Broad Exchange. Johnston Bdg. Bowling Green Bdg. Maritime Bdg.
Trinity Church. Empire Manhattan Life Postal Telegraph 42 B'way. Standard Oil Bdg. Washington Bdg.

16 for about \$24; the total realty value to-day is over \$5,000,000,000 and \$400,000 per acre. Value of land in above view averages about \$400. a square foot.



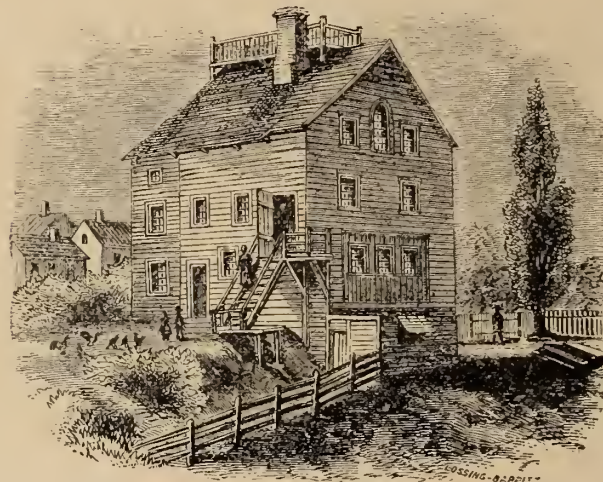
NIBLO'S THEATRE AND PUBLIC GARDENS, Broadway, corner Prince Street, 1828. Place for theatrical productions. Was on site of Metropolitan Hotel.



THE TABERNACLE, Broadway and Anthony Street. Originally Sixth Free Presbyterian Church. Identified with important gatherings on public affairs.



BROADWAY (west side), corner Franklin Street, 1815. Peter Cravey owned second house from corner, Gamaliel Smith one adjoining.



"WHITE CONDUIT HOUSE," about 1782, used first as independent church. Stood on hill at Broadway bet. Leonard and Anthony Sts.



Church Street Worth Street West Broadway Sixth Avenue "L"

THE H. B. CLAFLIN COMPANY, West Broadway, Worth to Thomas Streets, through to Church Street; biggest wholesale dry goods house in world; founded 1843; \$10,000,000 worth of goods in stock; \$9,000,000 capital; President, John Claflin, head of United Dry Goods Co., capital, \$51,000,000.



STONE BRIDGE crossing stream, at Broadway, ran along Canal Street, from the Collect Pond to the meadows on the west side, 1800. Considered "a place out of town."



STEINWAY & SONS' Piano Warerooms and Factory in Walker Street, New York, 1858.



BROADWAY between Duane and Pearls Sts., 1807. Buildings occupied later by Joseph Ichard, Wm. Cutting (attorney), John C. Stevens, John Tonnele, Jr., and Mr. Rapelje.



BROADWAY, corner Grand Street, 1824, when trees adorned Broadway. Broadway House was then the "up town" hotel.



NEW YORK STOCK EXCHANGE, Broad St. to New, with entrance on Wall St., founded May 17, 1792; occupied May, 1903; board room, 138 by 112 ft., 80 ft. high; Corinthian columns 52 ft. high; 1,100 members; seats sold as high as \$97,000. Cost \$3,000,000. Geo. P. Post, architect.



STEINWAY HALL, 107-109 East 14th Street; headquarters world-famous piano firm of Steinway & Sons; built 1866; factories half century on Park Avenue, 52d to 53d Streets, to be moved to Long Island City; extensive factories also at Steinway, L.I., and Hamburg, Germany.



Twentieth Street corner of Sixth Avenue as it appeared before the advent of the O'Neill-Adams great stores.



View of West Twenty-first Street from Fifth Avenue before the erection of the O'Neill-Adams building.

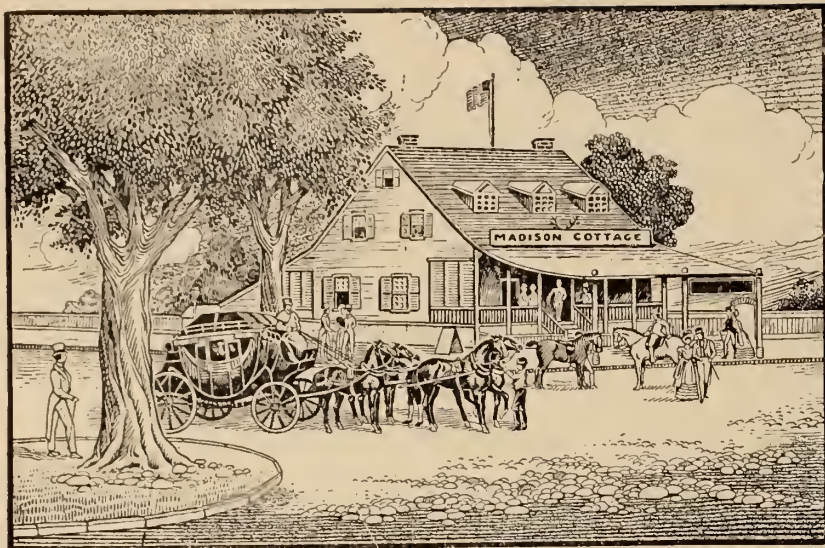


20th St. Sixth Ave. 21st St. 22d St.

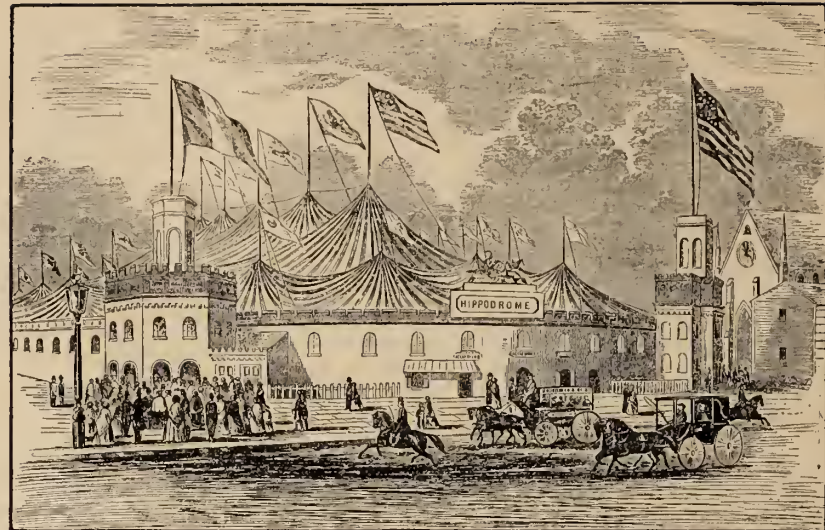
O'NEILL-ADAMS COMPANY, Sixth Avenue, 20th to 22d Streets; two great department stores occupying two block-fronts on New York's greatest shopping thoroughfare, combined in 1907 to form one of America's greatest retail establishments. Two of many affiliated stores which buy more china and cut-glass than is brought into the United States by any five importers; and other things in proportion. This represents the largest retail buying power in the world.



LORD & TAYLOR, wholesale and retail dry goods merchants, Broadway and Fifth Avenue, 19th to 20th Sts.; one of the oldest and most substantial business houses in America. Established 1826 by Samuel Lord and George W. Taylor; incorporated 1904. Original establishment as shown in upper right-hand corner was in Catherine Street; principal store, previous to 1870, was at the corner of Broadway and Grand Street, when the house removed to its present building covering almost an entire block. The firm name has never been changed. Edward P. Hatch, now president of the firm, was admitted to partnership in 1879.



MADISON COTTAGE (Corporal Thompson's Inn), original site of famous Fifth Avenue Hotel, and to-day on the site stands the imposing Fifth Avenue Building. (See opposite page.)



FRANCONI'S HIPPODROME, 1853, Broadway and 23d Street. Covered an area of two acres of ground.



23d Street. 5th Avenue Hotel. Mad. Sq. B'way.
VIEW OF THE FAMOUS OLD FIFTH AVENUE HOTEL. Had a world-wide reputation. Scene of numerous political and other important gatherings. Was on site of the new Fifth Avenue Building. (See opposite page.)

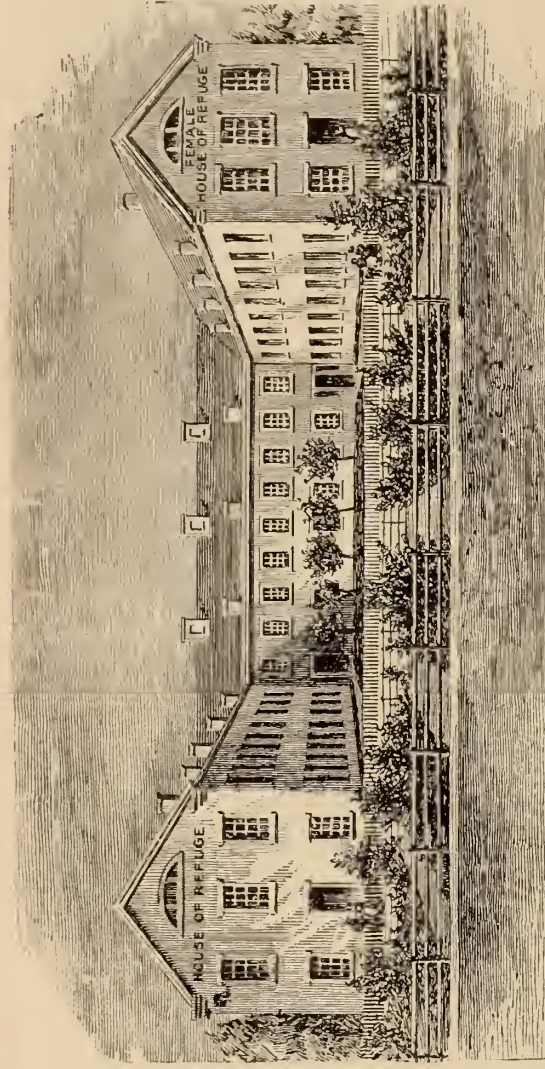


VIEW OF THE WIDELY KNOWN HOFFMAN HOUSE in the more recent past. The additions recently made and the remodeling of this hotel have put it in the ranks of the first as well as the largest hotels of the metropolis.



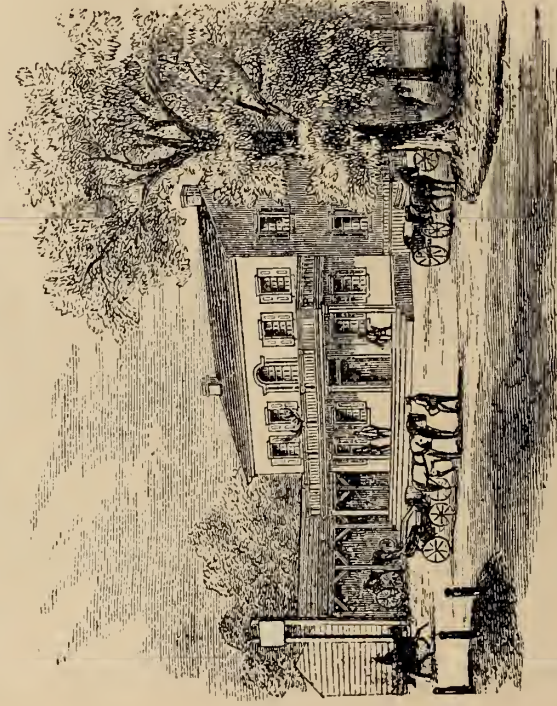
23d St. Broadway, Albemarle, Hoffman House, Townsend Bldg., St. James Bldg.

FIFTH AVENUE BUILDING, Fifth Avenue and Broadway, 23d to 24th Streets; fourteen-story office building on site of Corporal Thompson's Inn (1830), Franconi's Hippodrome (1853) and Fifth Avenue Hotel (1855-1908); fronting on three streets, with interior court 60 feet square, with 4,216 large windows, making one of the best lighted buildings in the city; 90 miles of electric wiring; nineteen electric elevators making the round trip in thirty-eight seconds; filtered ice water supplied by pipes to each office; assessed at \$5,750,000. Fifth Avenue Building Co.



HOUSE OF REFUGE, Broadway, at junction of the old Post Road (23d Street). Erected in 1824, opened as juvenile reformatory, 1825. Destroyed by fire, 1838. The great Metropolitan Life Insurance Co.'s building is now on the site of this section (see opposite page).

See page 43



BUCK'S HORN TAVERN, Broadway and 22d Street, 1812, was a noted resort for drivers, one of the old post houses of the stage-coach days.



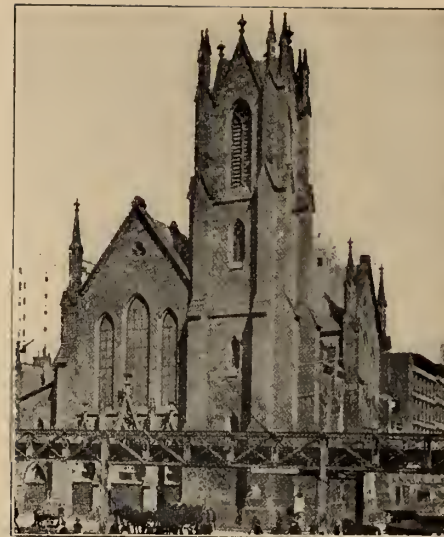
MADISON AVENUE, CORNER 23d STREET, showing Madison Square Presbyterian Church and residence of S. L. M. Barlow (corner house). Metropolitan Life Insurance Co.'s building now on site. (See opposite page.)



Mad. Sq. Garden Appellate Court Dr. Parkhurst's Church Met. Annex Met. Life Bldg. Madison Ave. E. 23d St.
 METROPOLITAN LIFE INSURANCE BUILDING, 1 Madison Avenue. Magnificent marble office-building, occupying
 entire block, and annex across 24th St. Loftiest lookout from tallest structure in the world; 50 stories, 700 ft.
 high; clock, 26½ ft. diameter; highest chimneys in the world, 7 tons. Home of the greatest Industrial Insurance
 Company, organized 1868. Ten million policies now in force. John R. Hegeman, President.



HOME OF CAPT. WM. KIDD, the notorious pirate of ballad fame, on Tienhoven (Pearl St.), 1696. Commissioned by the King, but failing to capture the much feared pirates, he turned pirate himself.



OLD CHURCH which stood on the N.E. corner Broadway and 34th St. as late as 1902, when it was demolished. The magnificent Marbridge office building now occupies the site. (See opp. page.)



COLUMBIA COLLEGE, between Madison and Fourth Aves., and 49th to 50th Sts. (second site). Above buildings, erected 1857, covered twenty acres granted by Legislature.



JUNCTION OF BLOOMINGDALE ROAD (Broadway) and the Bowery in the stage-coach period, when known as a section far out of town.

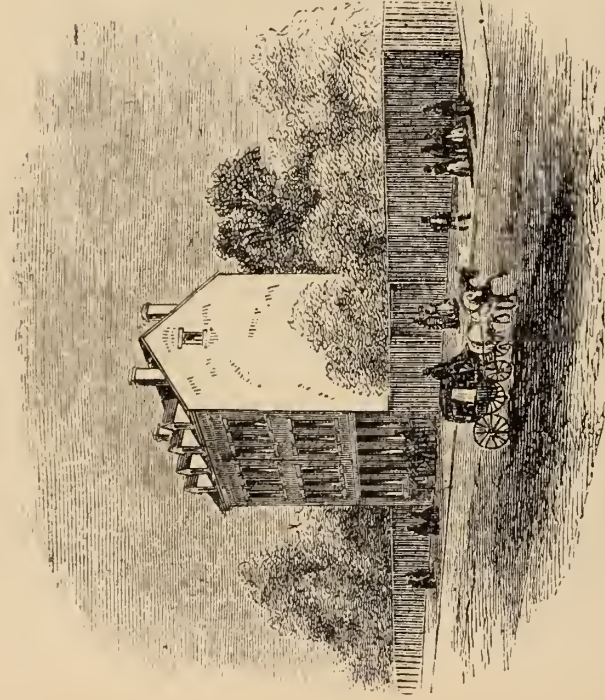


35th St.

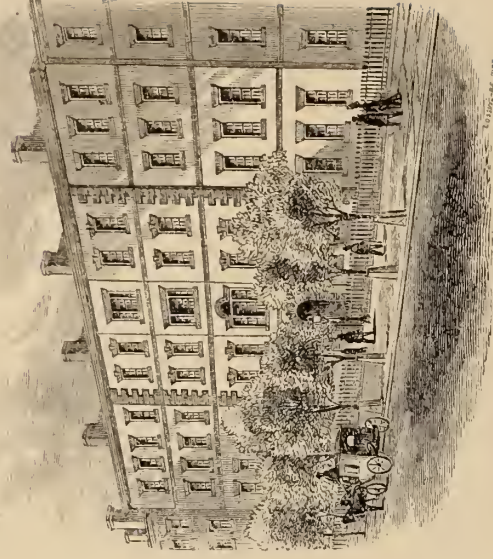
Broadway

34th St.

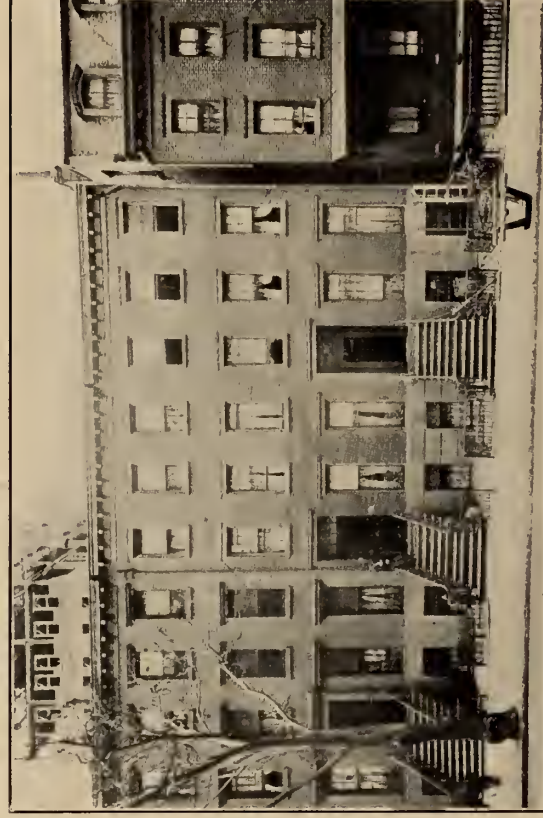
MARBRIDGE BUILDING, Broadway, 34th to 35th Sts.; modern store and office building in the new retail shopping center, admirably located at the intersection of Broadway with 34th Street, on line of "L" and Hudson and Manhattan underground railway from New Jersey, which is being extended to Grand Central Station. close to the new Penn. Railroad terminal and the great hotels; steel-frame, fire-proof structure erected 1908, with latest improvements. W. R. H. Martin, Owner.



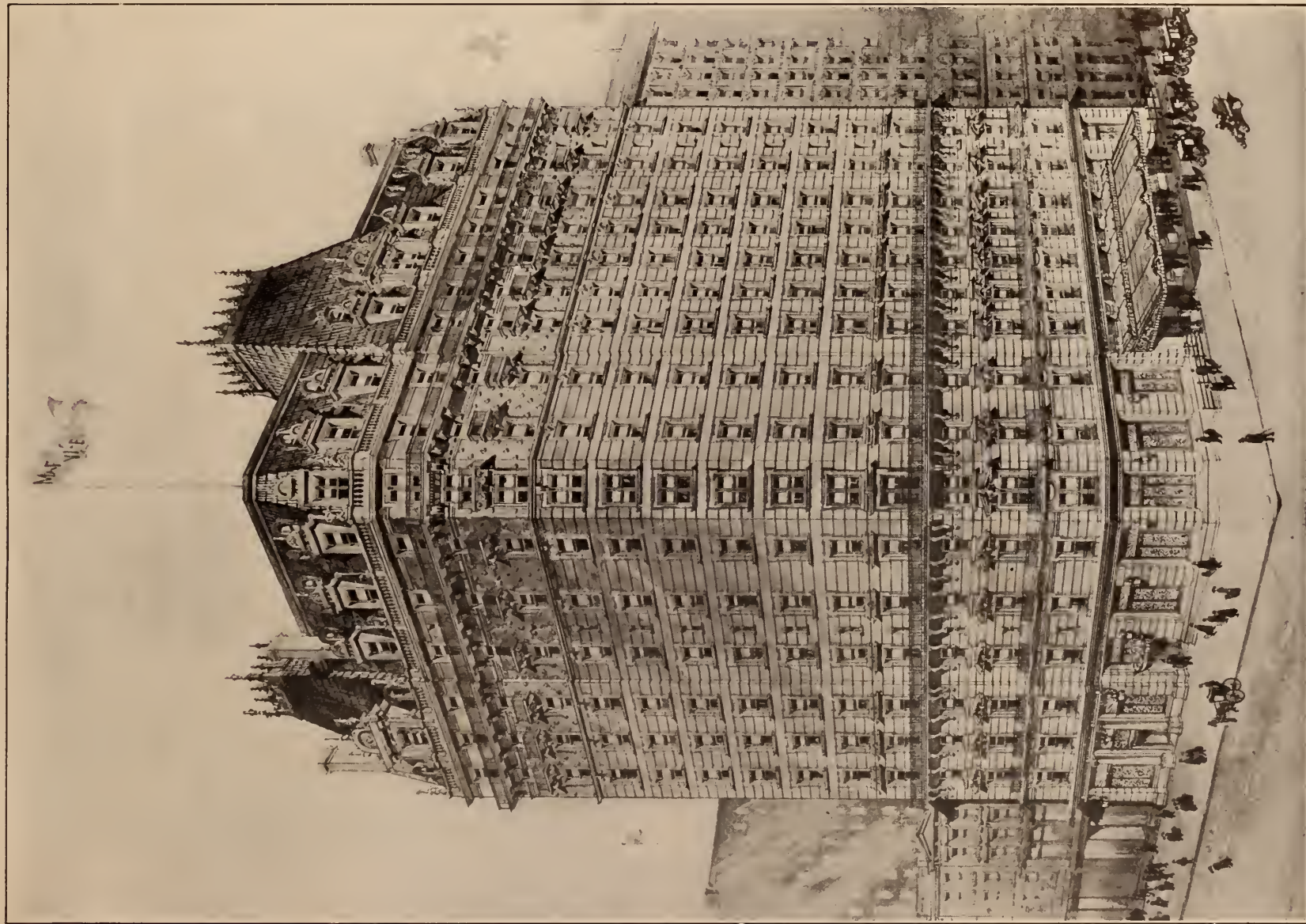
NIBLO'S RESTAURANT AND PUBLIC GARDENS, 1828. Was a widely known and popular resort. Metropolitan Hotel later on site.



MANSSION HOUSE (Bunker's), 35-67 Broadway, 1830-35. Buildings were later converted into a hotel. Middle house was occupied by General Washington during second session of first Congress.



VIEW OF THIRTY-THIRD STREET (south side) east of Broadway. The superb Martiniere Hotel is now on above site. (See opposite page.)

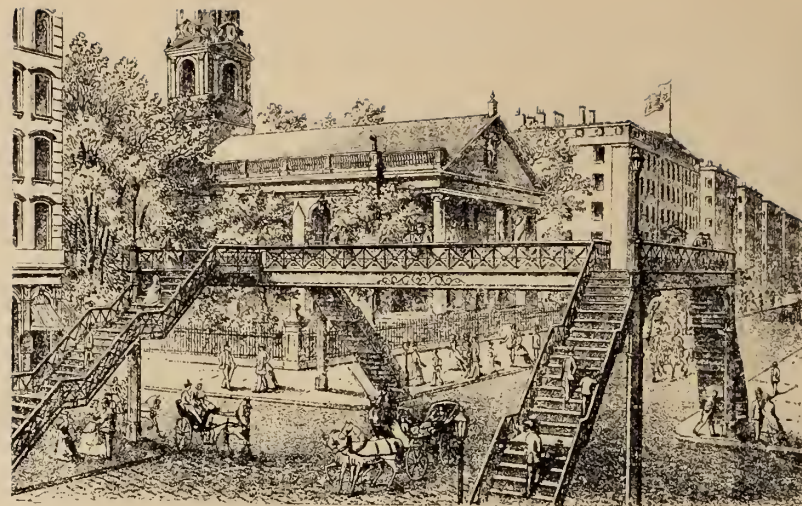


H. J. Hardenbergh, Archt.

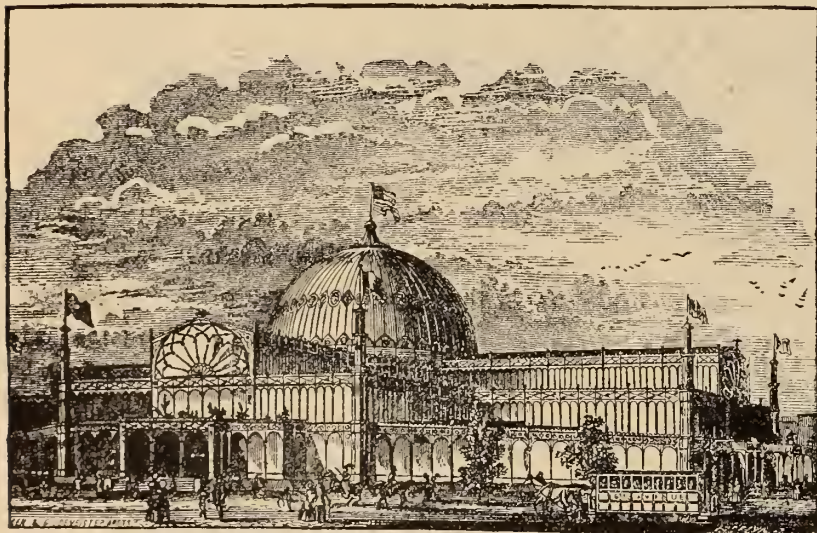
HOTEL MARTINIQUE, Broadway, 32d to 33d Streets, facing Greeley Square; close to Pennsylvania Railroad Terminal and Hudson & Manhattan tunnel line from New Jersey, in center of shopping and theater district; one of the largest and best appointed hostleries in the city; beautifully and uniquely decorated cafe; under same management as the famous Hotel St. Denis. W. R. H. Martin, Owner.



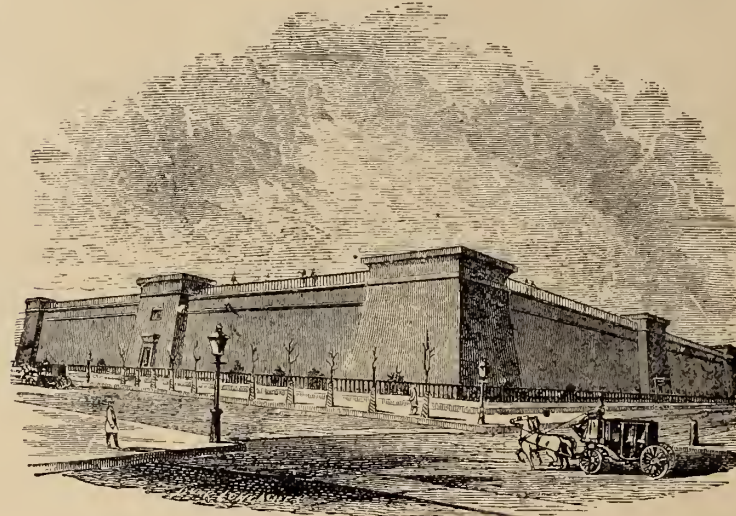
OLD VARIAN HOMESTEAD, 1787, on 15 acre farm about 26th and 27th Streets and Broadway. Property was bought in 1787 for about \$6,500. Shows the surrounding of upper Broadway at that period. Site of Townsend Building. (See opp. page.)



LOEW BRIDGE. Erected on and crossing Broadway at Fulton Street to relieve traffic. Northeast corner of steps to bridge was at entrance to store occupied for years by "Knox," the famous hatter. (See opposite page for their present beautiful home.)



CRYSTAL PALACE, Reservoir Square, near Distributing Reservoir, Fifth Avenue to Reservoir, 41st to 42d Streets. World's Fair opened here July 4, 1853. Was one of the most tasteful ornaments gracing the metropolis. Destroyed by fire October 5, 1858. (Now Bryant Park.)



CROTON RESERVOIR, Fifth Avenue, between 40th and 42d Streets, receiving supply from Croton River, 40 miles from the City Hall. through Croton Aqueduct; capacity 21,000,000 gallons. Water was let into reservoir July 4, 1842; 115 feet above tidewater.



25th St. Cruikshank Co., Renting Agents Broadway
TOWNSEND BUILDING, Broadway cor. of 25th Street, 12-story modern office building, one of the first large buildings of its kind, marking the business development of this section of Broadway, for years a retail business and hotel district; was the predecessor of a dozen large office buildings since erected in this neighborhood.



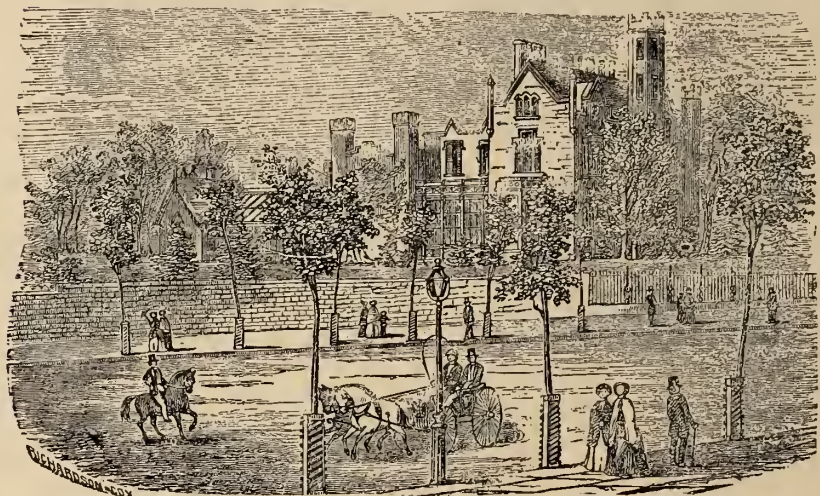
KNOX BUILDING, Fifth Avenue and 40th Street; \$1,000,000 home of world-famous hat firm; founded 1838 at 110 Fulton Street by Charles Knox; enormous factories in Grand Avenue, Brooklyn; store in Singer Building; capital, \$2,000,000. Edward M. Knox, president.



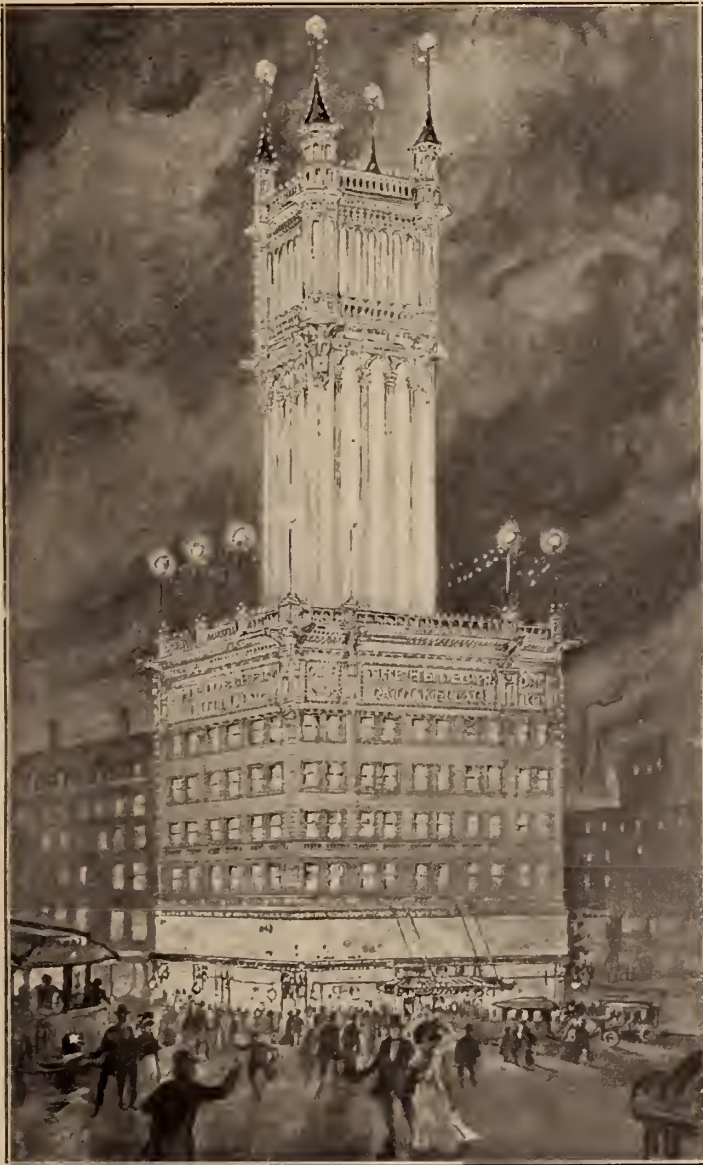
METROPOLE HOTEL, Broadway, Seventh Avenue and 42d Street. Was a famous and popular rendezvous of the sporting men of New York. Stood on the site of the beautiful and unique "Heidelberg" building, now in course of construction by the widely known firm of Greenwood & Co. of St. Louis.



BRUNSWICK HOTEL, Fifth Avenue, 27th to 28th Streets. A widely known hotel of the recent past. Was on site of present Brunswick Building.



"INCLENBERG," residence of Robt. Murray, Fourth to Sixth Avenues and 36th to 40th Streets. Here the Quaker matron detained the British officers on day of capture of city, insuring Tilliman's brigade a safe retreat to Harlem.



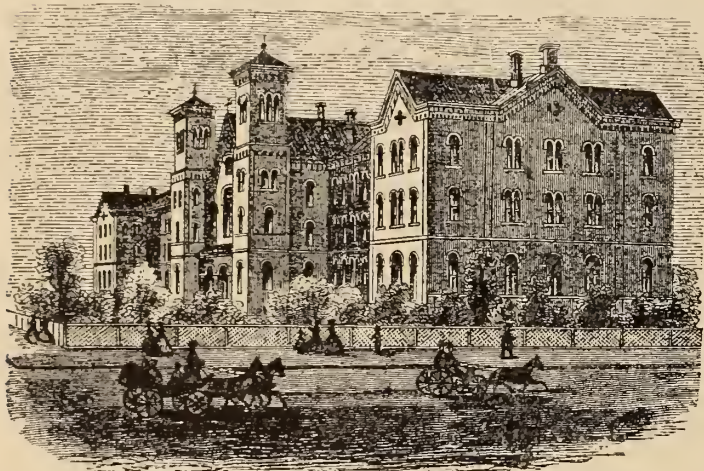
HEIDELBERG BUILDING, 42d Street, Broadway to Seventh Avenue, six-story office building, surmounted by advertising tower, 30x30 feet and 250 feet high, to be brilliant by night with electric signs; ultimately to be thirty stories high. Greenwood & Co., Mgrs. Being built by C. L. Gray Construction Co., General Contractors.



Murray Hill Hotel Park Ave. Hotel Belmont, Warren & Wetmore, Archts. E. 42d St. HOTEL BELMONT, PARK AVENUE AND EAST 42d Street; tallest hotel in world, 292 feet high; built over subway, with entrance to station through basement; opposite Grand Central Station; 250,000 square feet floor area; assessed at \$3,875,000. B. L. M. Bates, Manager.



GOVERNOR PETRUS STUYVESANT'S MANSION, "Bowerie," on road to Harlem (between 2nd and 3rd Aves., and 10th and 11th Sts.)
The Governor was com-in-chief of New Amsterdam, last of the Dutch Government. Destroyed by fire 1777.



ST. LUKE'S HOSPITAL, Fifth Avenue and Fifty-fourth St. (facing south), occupied 32 city lots; corner-stone laid May, 1854; opened for reception of patients May 13, 1858; one of noted institutions of its day; site of present University Club.



(THE) ROGERS MORRIS MANSION (Jumel Mansion), corner 161st Street and St. Nicholas Avenue. Later the home of Madame Jumel who married Aaron Burr. Was Washington's headquarters while General Howe occupied Apthorpy residence.



RESIDENCE OF ALEXANDER HAMILTON, "The Grange," Convent Avenue, between 142d and 143d Sts., Kingsbridge Rd. A consummate statesman of rare talent and unblemished integrity; killed in a duel by Aaron Burr, July 11, 1803.



STUDEBAKER BUILDING, 48th St. and 7th Ave.; ten-story metropolitan headquarters of Studebaker Bros. Mfg. Co. of South Bend, Ind.; the largest automobile, carriage and wagon builders in the world, and the pioneers in the manufacture of electric trucks.



110th St. Cathedral Parkway
HENDRIK HUDSON ANNEX APARTMENTS, Broadway cor. 110th St.
Modern fire-proof structure overlooking Riverside Park and the Hudson River; one of the largest and most perfectly appointed apartment houses in the world, with every convenience. American Real Estate Company, owners.



BROOKLYN in 1816. The pump stood in front of what is now the Union-Argus Building. James Street is in the middle, now the Anchorage of the Brooklyn Bridge. The house on extreme right, "Smith's Livery Stable," is on Fulton Street, and the present site of the "Brooklyn Daily Eagle." Corner opposite having a ladder against the house, was the Post Office. Brick house on left was residence of Augustus Graham, founder of the Brooklyn Institute. On the south side of Front, beginning at Main Street, are the residences of Jacob Hicks, Robert Bache, Robert Nichols, Charles Hewlett, corner of James Street, the Carpenter Shop of Benj. Meeker; opposite is the Barn of Abel Titus.



Old view of Bedford Corners during the War for Independence when Brooklyn was the scene of much military activity.



View of the city of Brooklyn in 1840, showing the remarkable strides made in building since the organization of the village in 1816.



Clinton St. Hamilton Club Franklin Trust Bldg. Montague St.
FRANKLIN TRUST COMPANY, Montague and Clinton Streets, Brooklyn;
 organized 1888; capital, \$1,500,000; surplus, \$1,500,000; deposits, \$12,900,000;
 resources, \$16,000,000; branch at 140 Broadway, Manhattan; storage and
 safe deposit vaults. Arthur King Wood, President.



Erected 1905 Mowbray & Uffinger, Archts. Montague St.
PEOPLES TRUST COMPANY, 181-183 Montague Street, Brooklyn; chartered
 1889; capital, \$1,000,000; surplus, \$1,600,000; deposits, \$18,000,000; largest
 trust company in the borough; branches, Bedford Avenue and Halsey
 Street and Clinton and Myrtle Avenues. Charles A. Boody, President.



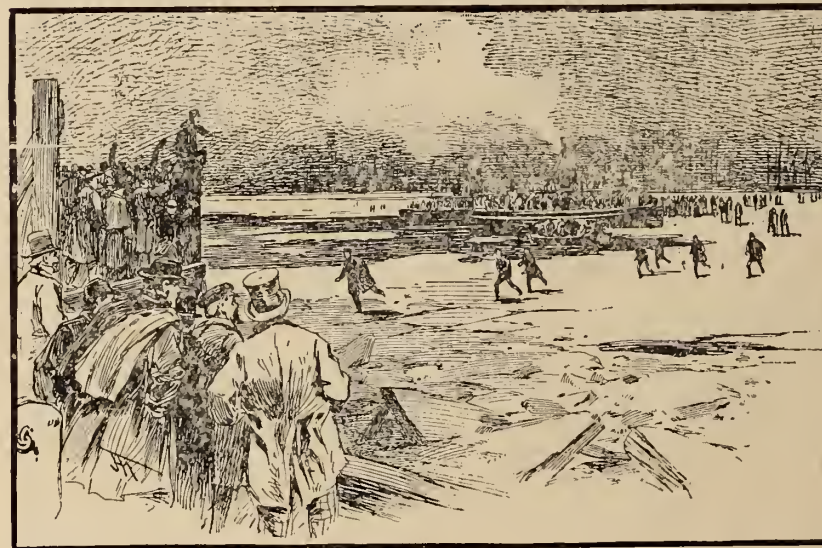
BROOKLYN FERRY HOUSE, foot of Fulton Street, 1746. A two-story house with stables and outhouses attached. Burned by the Sepoys of Long Island, 1748.



OLD DUTCH CHURCH, Fulton Avenue near Lawrence Street. Built in 1766, it was the second edifice that was erected on this site. (From a very old print.)



LONG ISLAND CLUBHOUSE in 1868, the above building was located on the present site of the widely-known Hamilton Club.



THE EAST RIVER ICE BRIDGE of January 3, 1867. Hundreds of people crossed the river on the ice on this day, which was a memorable one.



Fleet Street

De Kalb Avenue

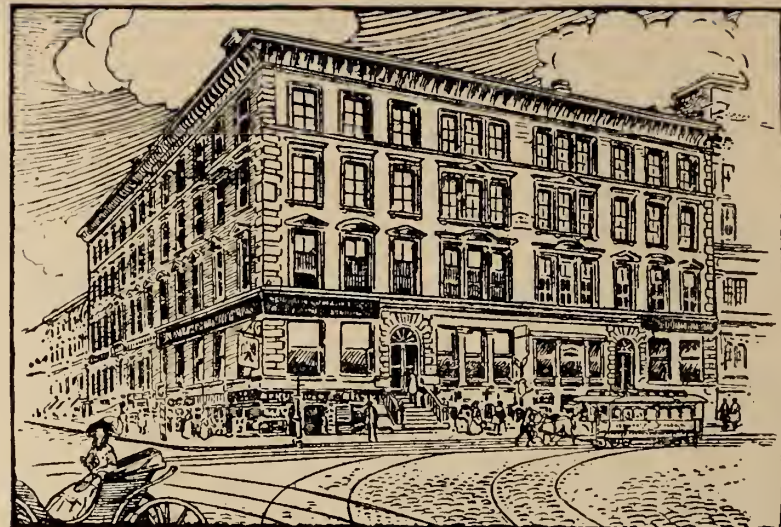
Mowbray & Uffinger, Archts.

Fulton Street

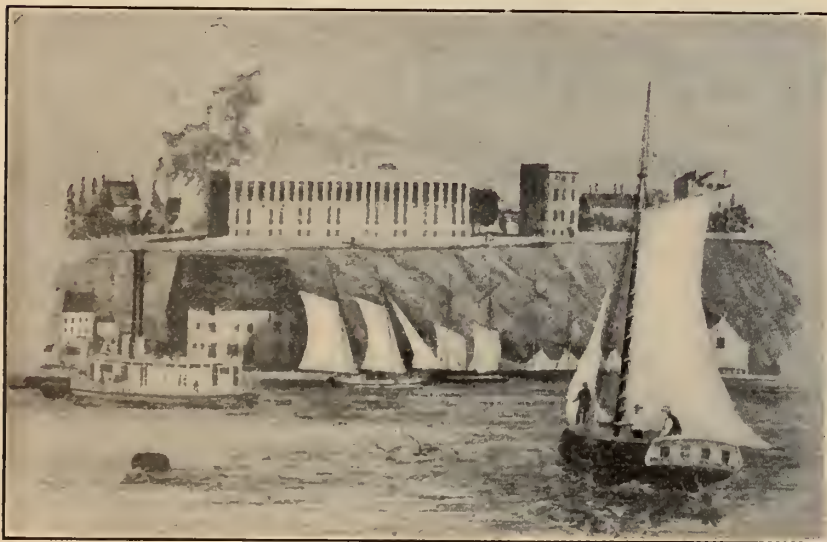
DIME SAVINGS BANK OF BROOKLYN, DeKalb Avenue and Fleet Street; founded 1859; moved 1908 from Court and Remsen Streets to stately new banking house at transportation center of borough of 1,600,000 people; \$36,000,000 deposits, in 76,000 accounts, handled at an annual cost of less than \$90,000; surplus, nearly \$3,000,000; one of the strongest institutions of its kind. J. Lawrence Marcellus, President; Russell S. Walker, Treas.; Frederick W. Jackson, Secy.



OLD MECHANICS' BANK BUILDING, as it appeared in the year 1840; occupied by Bank 1852-1904. For present building now on site see opposite page.



HAMILTON BUILDING, 1874, corner Court and Joralemon Streets, stood on site of present "Temple Bar"; was the old home of the Long Island Loan and Trust Company, as is the present Temple Bar Building. (See opposite page.)



BROOKLYN HEIGHTS in 1840, showing Colonnade Row, Columbia and Middagh Streets. The Colonnade was destroyed by fire in 1853.



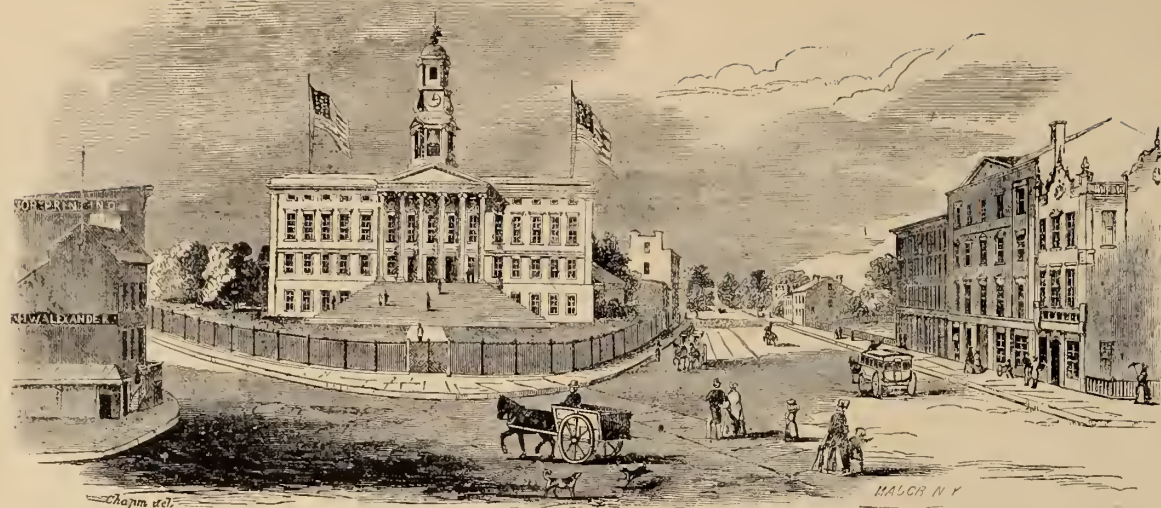
PIERREPONT MANSION. "The Four Chimneys" stood near Montague St. and Clinton Pl. Gen'l Washington had headquarters here during Battle of Brooklyn.



Court St. Montague St. Mechanics' Bank Bldg. Fulton St.
MECHANICS' BANK, Montague and Court Streets, facing Borough Hall,
 Brooklyn; founded 1852; largest state bank in the borough, five branches;
 capital, \$1,000,000; surplus, \$950,000; deposits, \$14,000,000; resources,
 \$20,000,000. George W. Chauncey, President.



LONG ISLAND LOAN AND TRUST COMPANY, Temple Bar, Court and
 Joralemon Streets, Brooklyn; incorporated 1883; capital, \$1,000,000; sur-
 plus, \$2,105,000; deposits, \$9,400,000; resources, \$12,614,000. Edward
 Merritt, President. Temple Bar, erected 1901; twelve stories.



View of the BROOKLYN CITY HALL in 1851, from the site of the Mechanics' Bank Building. Original presented to the bank by Mr. Guy Du Val, February 26, 1906. Back of the City Hall stood the First Reformed Church. (Courtesy of Mr. Chancey, President Mechanics' National Bank.)



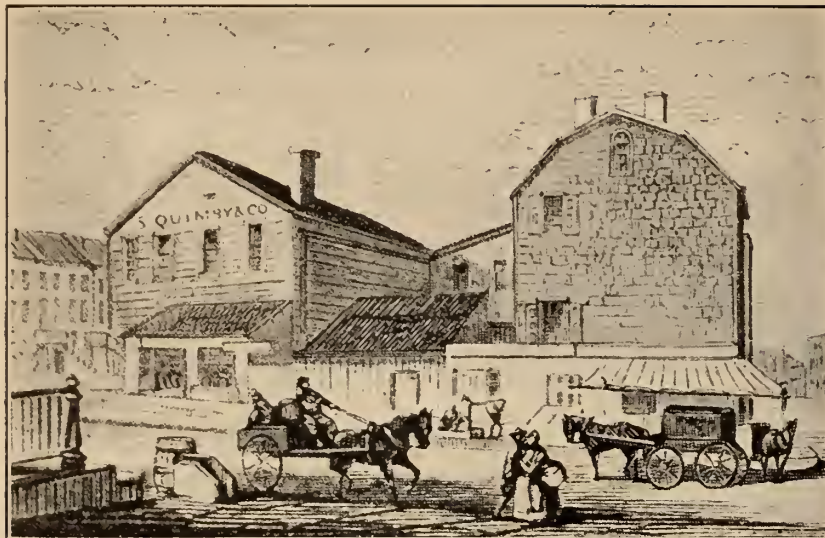
OLD MANSION HOUSE, between Clark and Pierrepont Streets, Brooklyn, Long Island, a well known hostelry. (From an old print.)



SCHERMERHORN HOUSE, built 1690, oldest house in Brooklyn still standing, 3d Avenue and 28th Street, on site of first house built in Brooklyn in 1636.



BROOKLYN SAVINGS BANK, Pierrepont and Clinton Streets; oldest and largest savings bank in old Brooklyn; founded 1827; moved 1893 from old brownstone building at Fulton and Concord Streets to new granite banking house; 66,600 depositors; deposits, \$45,000,000; surplus, \$4,690,000; daily deposits often exceed \$100,000; cost of management, two-tenths of one per cent of the deposits. With its fine bronze and carved granite embellishments and tile roof the building is one of the show places of Brooklyn. Bryan H. Smith, President; Felix E. Flandreau, Cashier; E. P. Maynard, Compt.



THE MIDDAGH HOUSE AND BARN, corner Henry and Fulton Streets, Brooklyn, was occupied by St. Ann's Church in 1784. From a very old print.



DE HART BERGEN HOUSE in 1863, Third Avenue near 38th Street. (De La Plaine House to right.) Labadist travelers entertained here 1679. Thirty-ninth Street Ferry now on site.



LEFFERT LEFFERTS HOMESTEAD, 1759-1877, Fulton Street, corner Bedford Avenue, Brooklyn. Original drawing in possession of H. A. Ogden.



MONTAGUE STREET HILL, Brooklyn, before the Heights were built and became the aristocratic center. From an old print.



Bond Street Frederick Loeser & Co.'s, Fulton St. "L," Brooklyn Rapid Transit Elm Place Addition Facing Subway Station

FREDERICK LOESER & CO.'S DEPARTMENT STORE, Fulton Street and De Kalb Avenue, enormous retail dry goods store, founded at Fulton and Tillary Streets in 1869; on present site since 1887; twelve times enlarged to meet the demand of constantly increasing business, until the salesrooms occupy five floors of buildings covering two city blocks, in the shopping center of Brooklyn, while the firm has huge warehouses and distributing stations in various sections of Brooklyn and Queens. Prices of goods guaranteed as well as quality. Brooklyn's leading store.



BROOKLYN DAILY EAGLE, Washington and Johnson Streets; founded 1841; new building completed 1904; one of the most perfect newspaper plants in the world; all machinery operated by electricity. Upper view shows old Brooklyn Theater, destroyed by fire, 1876. Brooklyn Daily Eagle now on this site.



EAGLE WAREHOUSE AND STORAGE CO., 28-44 Fulton Street, Brooklyn; huge fireproof structure for storage of furniture; model establishment. Upper view shows Fulton Street in 1821. Former site of Brooklyn Daily Eagle and present site of Eagle Warehouse and Storage Co.

AVERY ARCHITECTURAL AND FINE ARTS LIBRARY

GIFT OF SEYMOUR B. DURST OLD YORK LIBRARY



ESTABLISHED
1867
INCORPORATED
1902

TELEPHONES
1132,
1133, 1134, 1135
CORTLANDT

RULAND & WHITING CO.

REAL ESTATE

5 BEEKMAN ST., NEW YORK

*This company makes a specialty of appraising, buying, selling, renting,
and taking care of*

BUSINESS PROPERTY

WILLIAM H. WHITING, Pres.
IRVING RULAND, V. Pres.

JAS. S. ANDERSON, Treas.
I. S. WHITING, Sec.